



Newton Road, Great Barr
Birmingham, B43 6BT

£679,950

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A wonderful opportunity to purchase one of two stunning new build detached family homes arranged over 3 floors in a popular location on Newton Road.

134 Newton Road is set on the corner of Jayshaw Avenue with parking to the rear whilst 134a Newton Road has its own driveway to the fore.

Both homes are constructed to the same design and high quality specification with each boasting a superbly impressive entrance hall with guest wc off. The incredibly spacious front lounge with bay window to fore is complemented by the superb open plan Kitchen/Dining/Family room with bifold doors to the rear garden, integrated appliances, and an ample range of fitted wall and base units with quartz work surfaces.

Stairs from the entrance hall rise to the first floor landing where three of the bedrooms are located, the master with ensuite shower room and there is also a contemporary family bathroom which is fully tiled.

A further staircase rises to the second floor where an additional two bedrooms are found with a further shower room.

Benefitting from underfloor heating to the ground floor accommodation, flooring throughout and landscaped gardens, the attention to detail creates a feeling of luxury at every turn meaning viewing this exceptional family home is an absolute must.





Property Specification

STUNNING NEW BUILD DETACHED HOME
FIVE BEDROOMS
GENEROUS FRONT LOUNGE
SUPERB OPEN PLAN KITCHEN/DINING/FAMILY ROOM
BIFOLD DOORS TO LANDSCAPED REAR GARDEN
FAMILY BATHROOM & TWO SHOWER ROOMS

GROUND FLOOR

Entrance Hallway
Guest Cloakroom
Lounge 26' 5" max into bay x 24' 4"
(8.05 m x 7.41m)

Kitchen/Diner/Family Room 24' 3" x 21' 2"
(7.38 m x 6.44 m)

FIRST FLOOR

Bedroom One 17' 6" max x 11' 6" (5.34 m x 3.51 m)
En-suite 7' 8" x 5' 5" (2.33 m x 1.65 m)
Bedroom Two 17' 0" x 9' 1" (5.19 m x 2.78 m)
Bedroom Three 13' 1" max x 12' 0"
(3.98 m x 3.66 m)
Bathroom 11' 10" x 9' 1" max (3.6 m x 2.78 m)

SECOND FLOOR

Bedroom Four 14' 3" x 11' 2" (4.34 m x 3.4 m)
Bedroom Five 14' 1" x 6' 4" min (4.3 m x 1.94 m)
Shower Room 7' 5" x 6' 0" (2.25 m x 1.84 m)

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 5th February 2025

Viewer's Note:

Services connected: Gas, Electricity, Water & Drainage
Council tax band: TBC
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

