



5 Allingham Grove, Great Barr
Birmingham, B43 7EA

Guide Price £300,000

We are pleased to have available for sale a quite simply superb family home, modernised throughout and thoughtfully presented to provide multi- functional living space.

Located on Allingham Grove a cul-de-sac just off the Queslett road and within close proximity to the popular Pheasey estate, well regarded schools for all age groups, Asda supermarket and the M6 motorway network.

Approached via a spacious private driveway and leading up to a secure front porch. The internal hallway features stairs up to the first floor, doors to the lounge and kitchen and a small meter cupboard. The front lounge is a very nicely presented reception room with a bay window to the fore and double doors into the kitchen and diner. The kitchen features a beautiful selection of wall and base units with attractive breakfast bar worktop over and stylish splash backs. Featuring a built-in sink, gas hob and overhead extractor and eye level double oven. The dining area offers good space for table and chairs with bi-fold doors.

Additional living space with an overhead skylight giving great natural light and a utility space and home office set up which also includes a downstairs W.C along with integral access into the garage. The garage gives access to both the front and rear of the property.

Travelling upstairs the landing leads to three bedrooms, two good size doubles and a smaller but reasonable size third bedroom with the principle bedroom featuring spacious fitted wardrobes.

The family bathroom offers a lovely suite with contemporary shower screen and fittings with a bathtub, W.C, wash hand basin and touch screen mirror.

Externally the garden features a slabbed patio which wraps around to the garage, a low maintenance lawn, neat and tidy flower bed borders and a large storage shed with electric power.

This excellent family home is not one to be missed and an internal viewing is highly recommended.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is B payable to Walsall Council.

Services Connected: mains electricity, gas, water and drainage.

Viewings: Strictly via appointment through our Great Barr Residential Sales Department on 0121 325 1133

or via Greatbarr@paulcarrestateagents.co.uk



Porch

5' 3" x 7' 10" (1.6m x 2.4m)

Hallway

5' 11" x 11' 6" (1.8m x 3.5m)

Lounge

12' 10" x 13' 1" (3.9m x 4m)

Kitchen Diner

12' 2" x 19' 8" (3.7m x 6m)

Rear Extension

7' 7" x 11' 6" (2.3m x 3.5m)

Utility / Home Office

13' 1" x 7' 3" (4m x 2.2m)

Downstairs W.C

4' 5" x 2' 9" (1.35m x 0.84m)

Bedroom Two

12' 6" x 11' 6" (3.8m x 3.5m)

Bedroom One

10' 8" x 11' 6" (3.26m x 3.5m)

Family Bathroom

7' 3" x 7' 10" (2.2m x 2.4m)

Bedroom Three

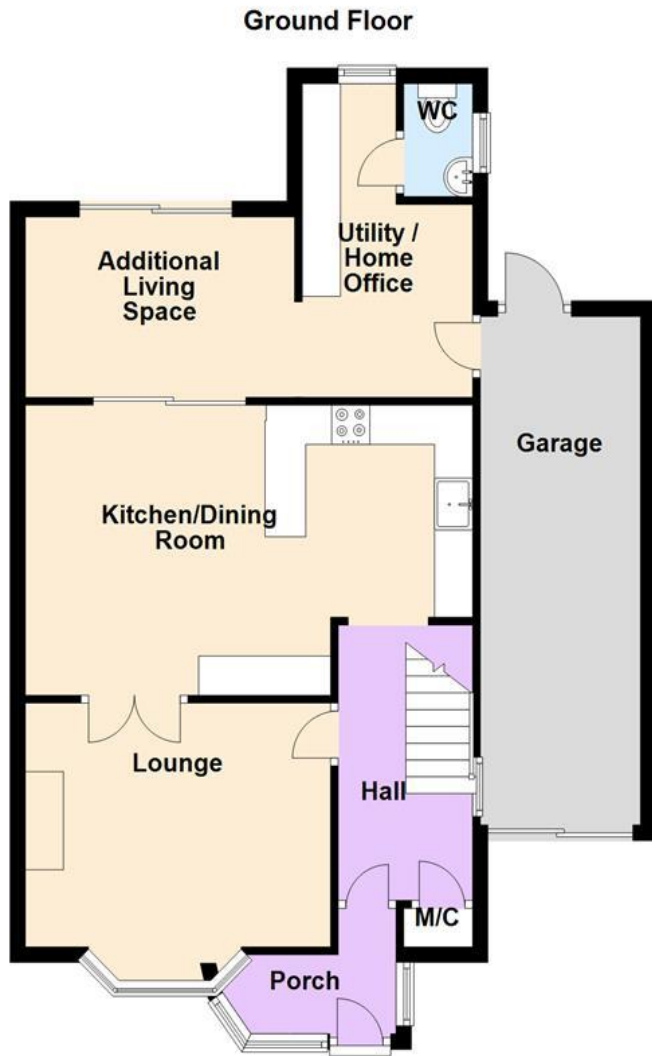
9' 2" x 9' 6" (2.8m x 2.9m)





Floor Plan

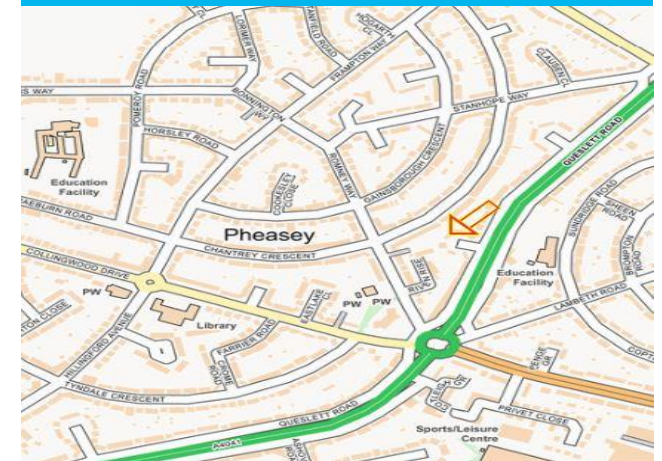
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 53 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location







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: 21st October 2024