



Jayshaw Avenue, Great Barr  
Birmingham, B43 5RJ

**£330,000**



**Paul Carr Estate Agents welcomes you to Jayshaw Avenue, Great Barr a beautifully presented and thoughtfully extended home that perfectly blends modern style, spacious living, and incredible outdoor space.**

Move-in ready and designed for comfort, this property is an ideal choice for families looking for a home that truly stands out. Located in the sought-after area of Great Barr, this fantastic property is within easy reach of excellent schools, parks, local amenities, motorway and transport links, making it an ideal family home. Benefiting from off road parking with a double block paved drive leading to the front door then into the welcoming hall takes you down to discover the open plan living space seamlessly connecting the kitchen, lounge and dining area being a bright and inviting room perfect for both relaxed family living and entertaining guests. The sleek, contemporary kitchen is designed to impress, featuring stylish cabinetry, ample storage, and high-quality appliances.

Once upstairs, this home offers three generously sized double bedrooms, thanks to a cleverly reconfigured layout that has transformed the space, extending into the loft with full building regulations in place, creating a beautifully finished and spacious top-floor bedroom. The well presented modern bathroom has been stylishly upgraded, boasting high end finishes and a sophisticated design consisting of w.c, heated towel rail, vanity unit, touch-less light led mirror, bath tub with overhead shower.

Externally the property portrays an expansive rear garden, offering plenty of space for outdoor entertaining, family activities, or even further development for extension. At the rear, you'll find a large garage with rear access, presenting an exciting opportunity to convert into an additional outbuilding, home office, or workshop.

The property also benefits from an outdoor w.c and extra storage, adding practicality to this already impressive home. Designed for modern living with space, style, and future potential. A viewing is highly recommended for what this property has to offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band C is payable to Birmingham City 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](mailto:Greatbarr@paulcarrestateagents.co.uk)





**Garage**  
**28' 10" x 13' 10" (8.80m x 4.22m)**

**Hall**  
**12' 2" x 5' 11" (3.70m x 1.80m)**

**Utility Area**  
**12' 10" x 6' 11" (3.91m x 2.12m)**

**Lounge/Dining Room**  
**8.81m (28'11") x 3.12m (10'3")**

**Kitchen Area**  
**10' 5" x 10' 9" (3.18m x 3.27m)**

**WC**  
**5' 1" x 3' 5" (1.55m x 1.03m)**

**Bathroom**  
**8' 11" x 6' 4" (2.72m x 1.92m)**

**Bedroom 3**  
**14' 4" x 9' 11" (4.38m x 3.03m)**

**Bedroom 2**  
**14' 1" x 10' 3" (4.29m x 3.12m)**



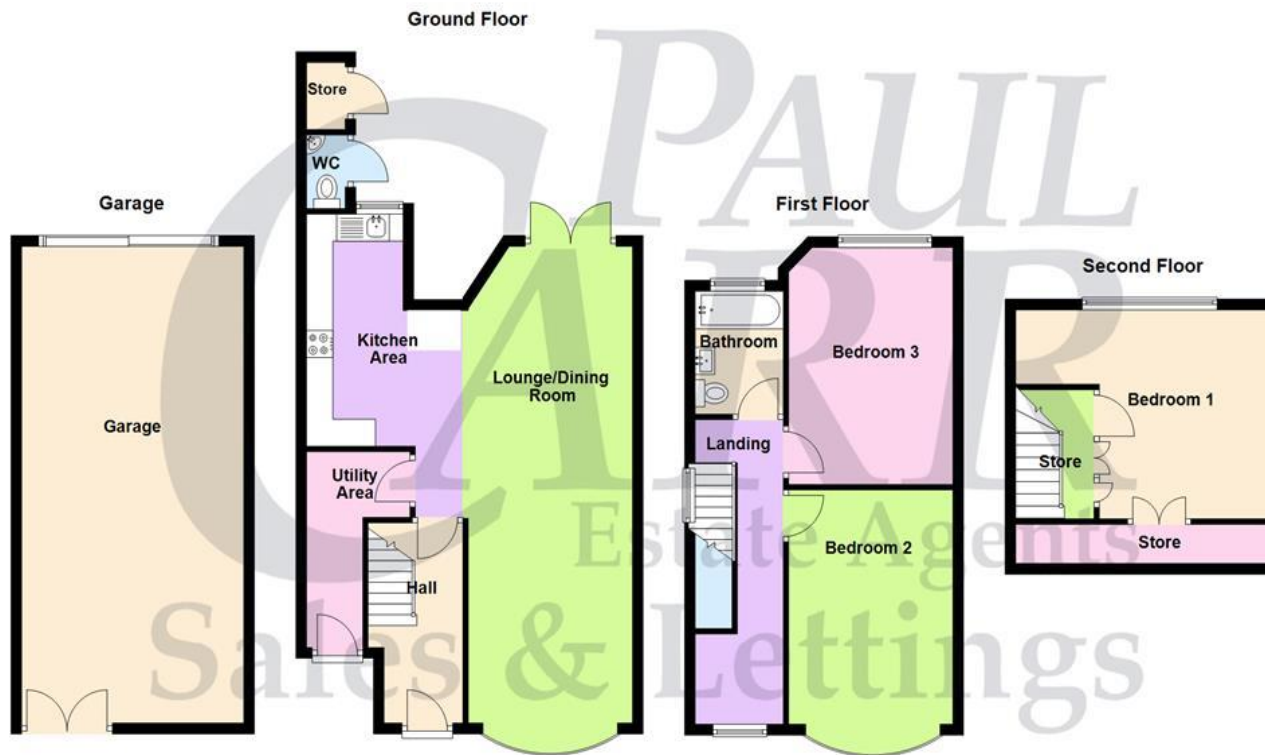






# Floor Plan

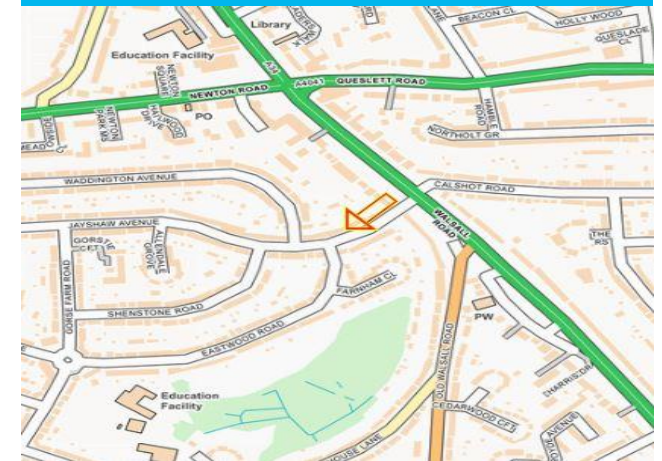
This floor plan is not drawn to scale and is for illustration purposes only



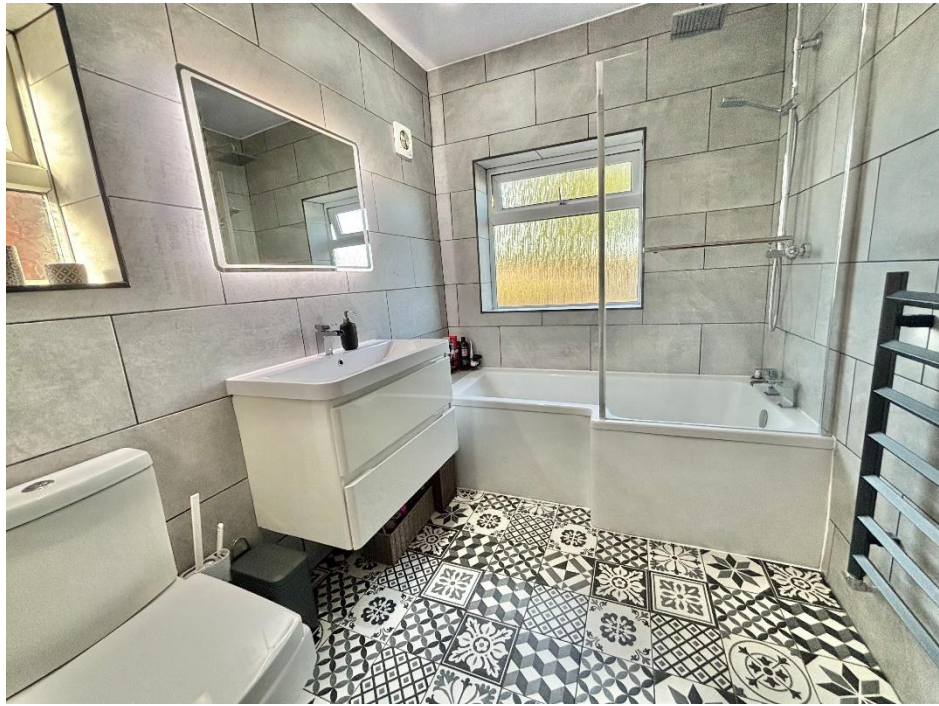
## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	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: