



Nether Hall Avenue, Great Barr  
Birmingham, B43 7EU

**£475,000**

***Stunning Five-Bedroom Detached Home in Nether Hall Estate Welcome to Nether Hall Avenue, a beautifully presented five-bedroom, four-bathroom detached home nestled in the highly sought-after Nether Hall Estate, right in the heart of Great Barr.***

Set in a peaceful residential location with excellent transport links and within walking distance of local amenities, this home is perfect for modern family living. As you approach, the property is set back from the road and features tandem parking alongside, offering plenty of space for multiple vehicles.

Step inside, and you're greeted by a spacious and inviting entrance hallway, setting the tone for the generous living accommodation that lies ahead. To the front, a bright and airy living room with a deep bay window creates a warm and welcoming space to relax. Double doors lead seamlessly into a versatile snug/reception room, ideal for use as a playroom, home office or additional sitting area. Off the hallway, you'll find a handy storage cupboard and a stylish downstairs W.C. The heart of this home is the modern kitchen and breakfast room, offering a fantastic range of wall and base units, ensuring ample storage. With plenty of space for a family dining table, this is the perfect spot for both everyday meals and entertaining. One of the standout features is the expansive conservatory, a truly impressive addition providing a bright and spacious extra living area that flows effortlessly onto the rear garden—perfect for enjoying the outdoors all year round. The original tandem garage has been cleverly converted to create a large and practical utility area, while still retaining valuable garage space at the front.

Moving upstairs, the first floor boasts three well-proportioned bedrooms, two of which benefit from private en-suite shower rooms, alongside the family bathroom. The second floor offers two further generous bedrooms, one with another shower room en-suite, making this an ideal setup for growing families or those needing extra guest accommodation.

Outside, the well-maintained rear garden features a lovely patio area, perfect for alfresco dining, with the rest beautifully lawned—offering a great space for children to play or simply unwind in the fresh air.

A truly wonderful family home, offering ample space in a fantastic location—early viewing is highly recommended

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band 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)



**Living Room**  
20' 8" x 10' 2" (6.3m x 3.1m)

**Snug**  
8' 2" x 10' 6" (2.5m x 3.2m)

**Kitchen & Dining Room**  
18' 4" x 10' 6" (5.6m x 3.2m)

**Downstairs W.C**

**Conservatory**  
16' 1" x 20' 4" (4.9m x 6.2m)

**Utility room**  
14' 9" x 8' 2" (4.5m x 2.5m)

**Garage**  
16' 5" x 8' 10" (5m x 2.7m)

**Bedroom One**  
16' 1" x 10' 6" (4.9m x 3.2m)

**Bedroom Two**  
16' 5" x 10' 6" (5m x 3.2m)

**Bedroom Three**  
20' 0" x 8' 2" (6.1m x 2.5m)

**Bedroom Four**  
8' 2" x 10' 6" (2.5m x 3.2m)

**Bedroom Five**  
8' 2" x 10' 10" (2.5m x 3.3m)

**Family Bathroom**  
12' 6" x 5' 7" (3.8m x 1.7m)





# Floor Plan

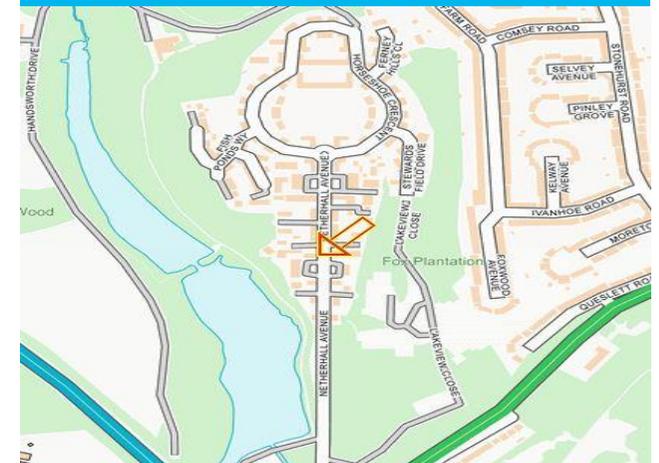
This floor plan is not drawn to scale and is for illustration purposes only

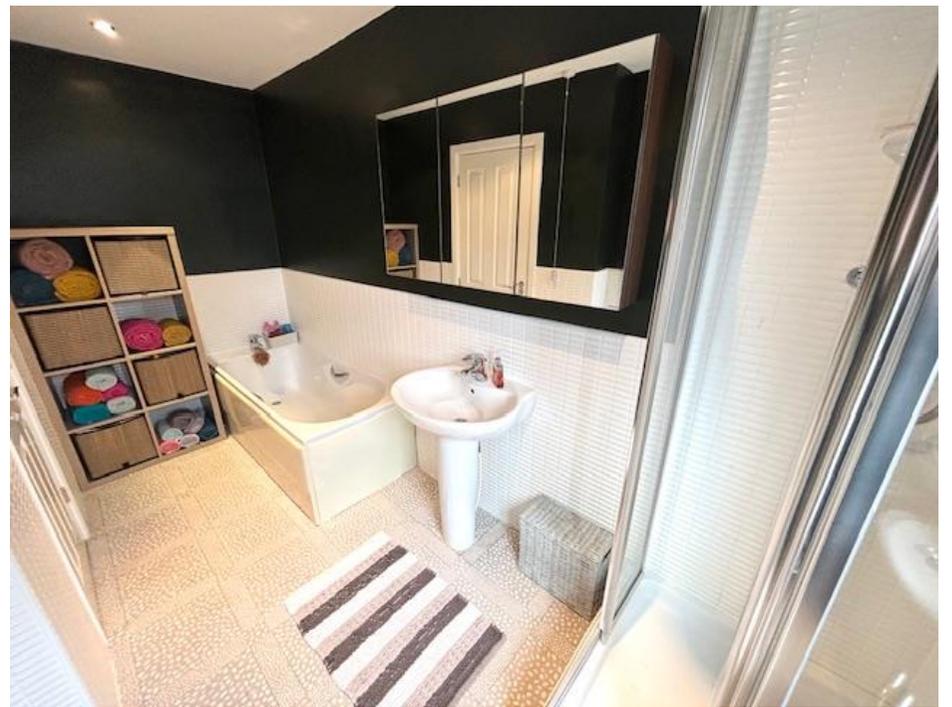


## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	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: 12th March 2025