



Kelway Avenue, Great Barr
Birmingham, B43 7QY

£325,000

Paul Carr Estate Agents are delighted to present Kelway Avenue in Great Barr, a spacious and well cared-for detached family home, offering a perfect blend of comfort, practicality, and character.

Situated in a desirable residential area, this property boasts off road parking and a meticulously maintained interior, making it an ideal choice for families to move into their next home.

Upon entering, you are welcomed into a bright and airy porch, leading into a spacious through lounge, perfect for both relaxing and entertaining. Natural light floods the room through the sliding patio doors to the east facing garden, seamlessly connecting the indoor and outdoor spaces. The stylish kitchen, complete with integrated appliances, offers both functionality and modern appeal. Adjacent to the kitchen, part of the integral garage has been thoughtfully converted into a utility space, with a convenient ground floor W.C.

A key feature of this home is the charming conservatory, an ideal spot to sit and unwind while enjoying breathtaking views of the 100ft rear garden. The outdoor garden space is a true highlight, boasting lush, mature shrubs and greenery that create a sense of peace and privacy. A generous patio area provides the perfect setting for outdoor dining or entertaining, while the expansive lawn offers plenty of space for children to play or for those with a love of gardening. Whether you're soaking up the sun, enjoying a morning coffee, or hosting family gatherings, this garden is a tranquil retreat that truly enhances the home.

Upstairs, you'll find two generous double bedrooms, both well-proportioned and in good condition, along with a third bedroom featuring built-in storage- ideal as a child's room, study, or guest space. The family bathroom is spacious and well-maintained, featuring a separate shower, while a separate WC adds further practicality for busy households.

The property also benefits from double glazing and central heating

Located in a highly sought-after area of Great Barr, this home is within easy reach of local amenities, well-regarded primary/secondary schools and transport links including access to the M6 and M5 for convenient commuting.

A truly wonderful home with a stunning garden, don't miss out contact us today to arrange a viewing

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C 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



Entrance
12' 8" x 4' 8" (3.85m x 1.43m)

Lounge/Dining Room
23' 2" x 12' 8" (7.05m x 3.85m)

Kitchen
11' 10" x 6' 11" (3.61m x 2.10m)

Utility/W.C
6' 8" x 6' 8" (2.02m x 2.02m)

Garage
8' 1" x 7' 1" (2.47m x 2.15m)

Conservatory
7' 2" x 6' 0" (2.18m x 1.84m)

Bedroom 1
12' 11" x 9' 6" (3.94m x 2.89m)

Bedroom 3
10' 0" x 7' 0" (3.06m x 2.14m)

Bedroom 2
10' 6" x 12' 8" (3.20m x 3.85m)

Bathroom
10' 6" x 6' 11" (3.20m x 2.11m)

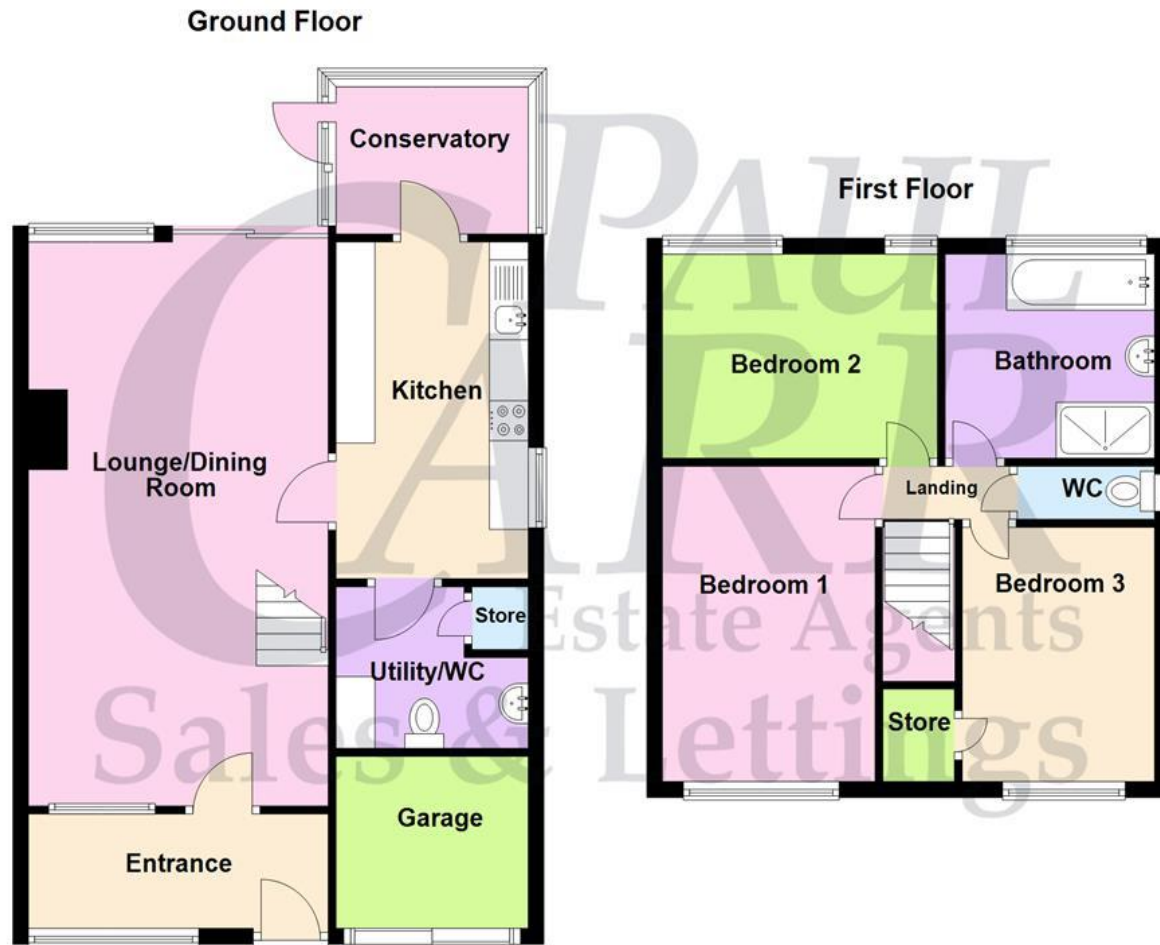
Separate W.C
5' 1" x 2' 8" (1.54m x 0.81m)





Floor Plan

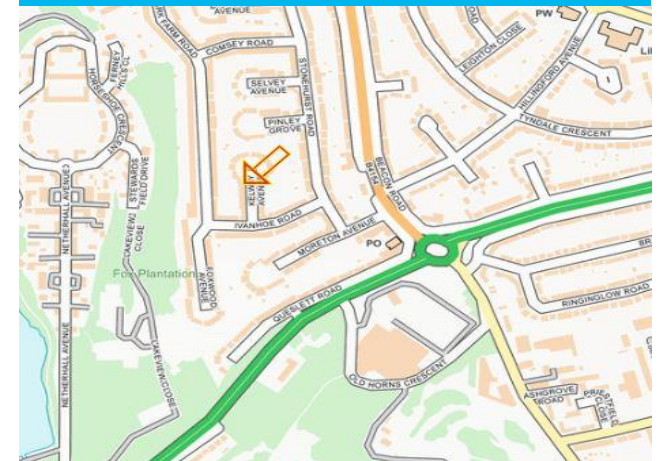
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 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: