



Jayshaw Avenue, Great Barr  
Birmingham, B43 5RU

Offers in Excess of £280,000



# Great Barr

Offers in Excess of £280,000



*Located in a popular and well-established residential area, this spacious and well maintained three-bedroom property on Jayshaw Avenue, Great Barr, offers ideal accommodation for families seeking comfort, versatility, and convenience.*

To the front, a good-sized block paved driveway provides ample off-road parking and leads to a secure porch, adding both practicality and peace of mind. Inside, the welcoming entrance hall gives access to a modern downstairs wet room, complete with WC - a rare and highly convenient feature for guests or multi-living. The main lounge benefits from a large bay window that floods the room with natural light and is centered around a charming feature fireplace, creating a warm and inviting atmosphere. Double French doors open into an extended dining area, which further leads into a conservatory space, offering a flexible layout perfect for entertaining, working from home, or relaxing with family. The kitchen is equipped and modern, featuring ceiling spotlights, ample worktop space, and room for freestanding appliances, making it both stylish and functional for everyday use.

Upstairs, the property offers two generous double bedrooms, both benefitting from fitted wardrobe space, and a third single bedroom - ideal for single or guest room. The family bathroom is fitted with a contemporary suite and is kept in excellent condition, providing a fresh and clean finish. Completing the upper floor is a fully boarded loft space, thoughtfully finished with carpeting, electrics, and a Velux window, making it ideal for use as an office, hobby room, or additional storage.

This property offers a well-balanced blend of space, modern living, and thoughtful design - ideal for growing families or those seeking a home ready to move straight into. Viewing is highly recommended to fully appreciate what this fantastic home has to offer.







## Property Specification

EXTENDED SEMI DETACHED  
ADDITIONAL SHOWER ROOM  
THREE SITTING ROOMS  
WELL PRESENTED INTERIORS  
CONVERTED LOFT SPACE

Porch 2' 6" x 7' 2" (0.75m x 2.19m)

Hall 16' 1" x 5' 7" (4.90m x 1.71m)

Shower Room 9' 11" x 9' 11" (3.03m x 3.02m)

Lounge 15' 9" x 11' 0" (4.80m x 3.36m)

Dining Area 12' 4" x 11' 0" (3.77m x 3.36m)

Extension' 3" x 9' 3" (1.91m x 2.81m)

Kitchen 13' 5" x 10' 4" (4.08m x 3.14m)

Conservatory 8' 0" x 10' 9" (2.43m x 3.27m)

Garage 18' 1" x 16' 11" (5.5m x 5.15m)

Bedroom 1 15' 11" x 9' 9" (4.85m x 2.96m)

Bedroom 2 13' 2" x 9' 9" (4.01m x 2.96m)

Bedroom 3 10' 0" x 6' 5" (3.05m x 1.95m)

Bathroom 8' 8" x 5' 7" (2.65m x 1.69m)

### 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:

### Viewer's Note:

Services connected: mains electricity, gas, water and drainage

Council tax band: C

Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

