



Elm Drive, Great Barr
Birmingham, B43 6AT

£310,000

Great Barr

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Elm Drive, Grove Vale -

A Fantastic Family Home in a Sought-After Cul-de-Sac
Nestled within the highly regarded Grove Vale estate,
this superb semi-detached home on Elm Drive offers a
wonderful opportunity for families seeking both space
and location.



Situated within walking distance to the ever-popular Grove Vale Primary School and close to Q3 Academy, this desirable area of Great Barr is a perfect hub, providing excellent transport links including easy access to the M6 motorway, as well as a host of local amenities.

The property is set back from the road behind a private block-paved driveway and is accessed via a secure porch entrance. Stepping inside, the hallway leads to a convenient downstairs WC and flows into the main lounge and reception space. The lounge boasts a distinctive layout with a central staircase leading to the first floor, complemented by soft grey carpets and offering both a spacious living area and a dedicated dining space. Natural light floods in through the rear sliding patio doors which open onto the garden, and there is an internal door providing access to the kitchen. The kitchen is a standout feature, fitted with an attractive range of cream wall and base units topped with solid oak worktops. It includes a space for appliances such as a gas hob and oven, a charming Belfast sink with mixer tap and pull-out hose, and leads into a practical utility room. The utility offers additional storage units, appliance space, and benefits from dual external doors offering access to the side of the property.

Upstairs, a bright and welcoming landing provides access to three generously proportioned bedrooms and the family bathroom. Bedrooms one and two are both excellent doubles with fitted wardrobes and front and rear aspects. Bedroom three, while slightly smaller, remains larger than average for the area and also benefits from built-in storage and a front-facing view. The family bathroom is beautifully presented, featuring a tiled suite with a walk-in shower enclosure with overhead rainfall-style shower, a separate panelled bath, W.C., and wash hand basin with mixer tap and built-in vanity storage. A wall-mounted towel heater adds a touch of convenience.

Externally, the rear garden is a fantastic space for family enjoyment, offering a wide layout with a large paved patio ideal for outdoor dining, steps down to a flat lawn, and secure fencing surrounding. A brick-built shelter covered by mature hedging provides additional outdoor storage, while a further section to the rear is accessed via steps and houses a garden shed and rear access for bin storage.

Located in a peaceful cul-de-sac, this lovely home is the ideal choice for families looking to settle in a well-established and sought-after neighbourhood with access to excellent schools and commuter links.



Property Specification

THREE BEDROOM SEMI DETACHED
POPULAR GROVE VALE ESTATE
SPACIOUS LOUNGE
MODERN KITCHEN & BATHROOM
BRAND NEW BOILER

Porch 8' 6" x 3' 3" (2.6m x 1m)

Hallway 6' 3" x 5' 11" (1.9m x 1.8m)

Guest W.C 6' 3" x 2' 7" (1.9m x 0.8m)

Open Plan Reception Room 23' 0" x 9' 10" (7m x 3m)

Kitchen 16' 5" x 6' 7" (5m x 2m)

Utility 5' 7" x 7' 10" (1.7m x 2.4m)

Bedroom One 12' 6" x 9' 10" (3.8m x 3m)

Bedroom Two 12' 10" x 8' 10" (3.9m x 2.7m)

Bedroom Three 9' 6" x 7' 3" (2.9m x 2.2m)

Family Bathroom 9' 6" x 6' 3" (2.9m x 1.9m)

Garage 11' 2" x 7' 7" (3.4m x 2.3m)

Agent's Note:

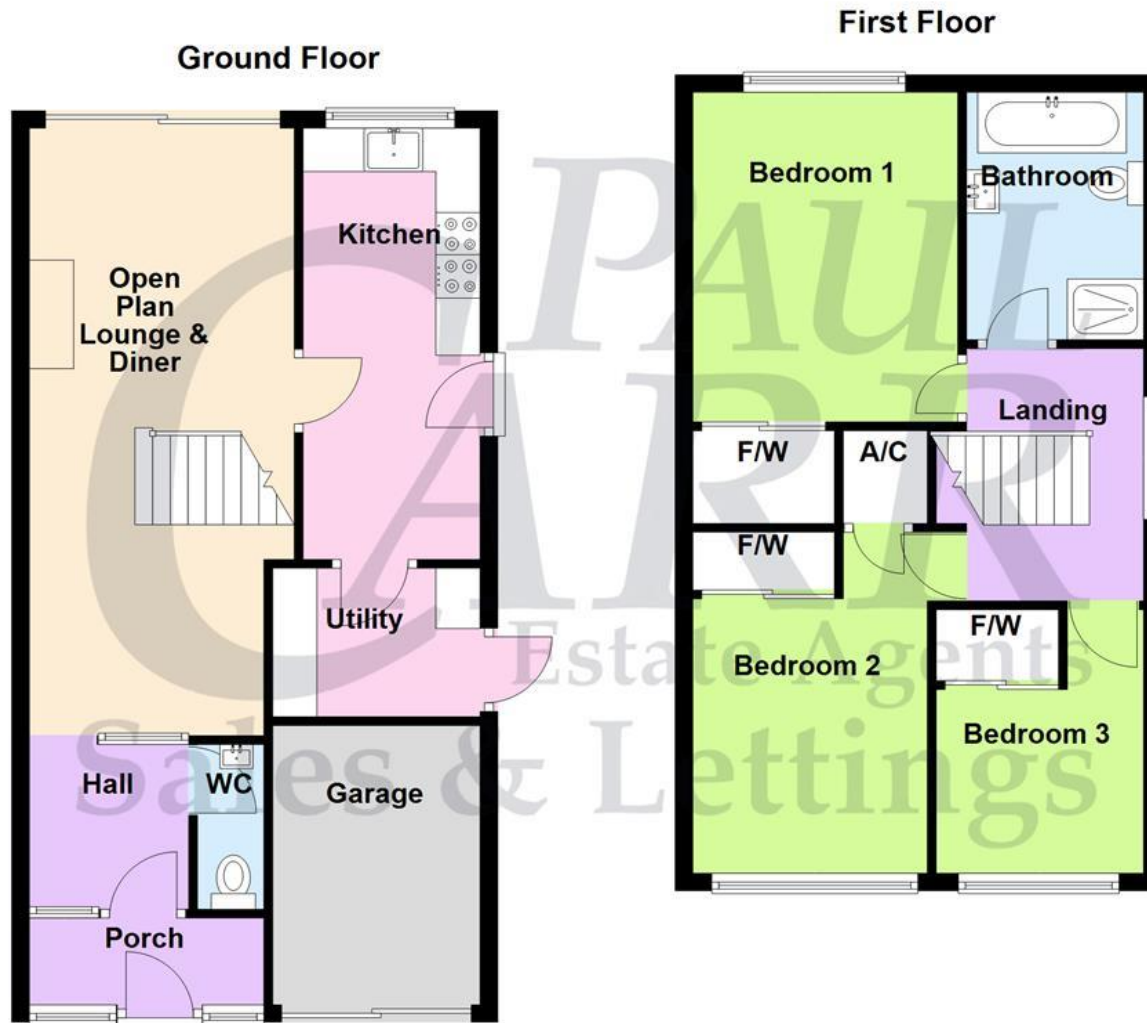
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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:

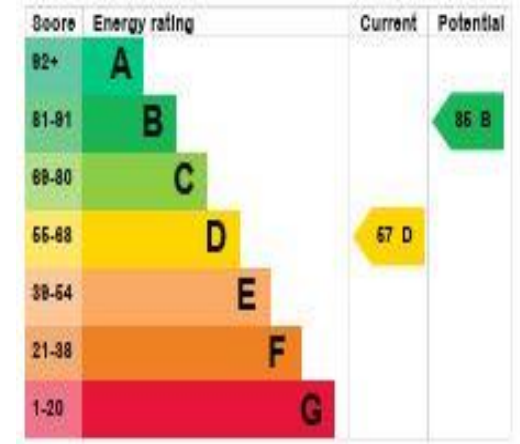
Services connected: mains electricity, gas, water and drainage
Council tax band: D
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating



Map Location

