



Longleat, Great Barr
Birmingham, B43 6PY

Offers in the Region Of £585,000

Welcoming to the market is a glorious opportunity for families – an individual and thoughtfully extended four-bedroom detached home on Longleat, set within the highly sought-after Grove Vale Estate. This superb location offers excellent access to renowned local schools including Grove Vale Primary and Q3 Academy, with local amenities, Red House Park the M6 motorway network just a short distance away.

Property Highlights • Large block-paved driveway, providing off-road parking for several vehicles • Inviting porch and entrance hallway • Spacious front reception room, perfect for entertaining • **Impressive open-plan extended kitchen** with a central island, breakfast bar, and a range of modern wall and base units with ample space for built-in appliances • **Second reception room/snug with dining space** and beautiful views over the rear garden • **Utility room** with storage units, appliance space, and patio doors to the garden • **Downstairs shower room** with modern fixtures and tiled quadrant enclosure

- **Integral garage** with electric shutters, housing the boiler, and offering excellent storage or conversion potential

First Floor Accommodation • **Principal bedroom** with generous proportions and ample wardrobe space, front-facing aspect • **Bedroom Two** – extended over the garage to create an eye-catching, spacious room with loft hatch access • **Bedroom Three** – another comfortable double with views over the rear garden • **Bedroom Four** – a well-sized double with built-in storage over the staircase • **Family bathroom** featuring a bath, W.C, wash basin with built-in storage, and a large walk-in shower enclosure • Additional landing loft access via pull-down ladders

Outside ***The rear garden is a true showpiece*** – a generous plot with a delightful patio area for outdoor entertaining, a wide lawn bordered by mature trees, and a pathway leading to an additional enclosed garden area offering exceptional privacy.
The garden also provides gated side access and a workshop to the side of the home.

This tremendous family home offers four double bedrooms, a host of thoughtful extensions, and a move-in ready interior. With its combination of space, style, and prime location, this is a must-see property. Book your viewing today to avoid disappointment!

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E payable to Sandwell 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



Porch
3' 11" x 7' 3" (1.2m x 2.2m)

Entrance Hallway
11' 6" x 7' 3" (3.5m x 2.2m)

Front Reception
11' 6" x 18' 1" (3.5m x 5.5m)

Reception Room Two
9' 2" x 9' 10" (2.8m x 3m)

Dining Room
8' 2" x 9' 10" (2.5m x 3m)

Extended Kitchen
17' 9" x 14' 9" (5.4m x 4.5m)

Downstairs Shower Room
6' 3" x 5' 3" (1.9m x 1.6m)

Bedroom One
11' 2" x 15' 1" (3.4m x 4.6m)

Bedroom Two
22' 0" x 7' 7" (6.7m x 2.3m)

Bedroom Three
10' 2" x 10' 10" (3.1m x 3.3m)

Bedroom Four
11' 2" x 9' 2" (3.4m x 2.8m)

Family Bathroom
7' 3" x 13' 1" (2.2m x 4m)

Garage
15' 1" x 8' 6" (4.6m x 2.6m)

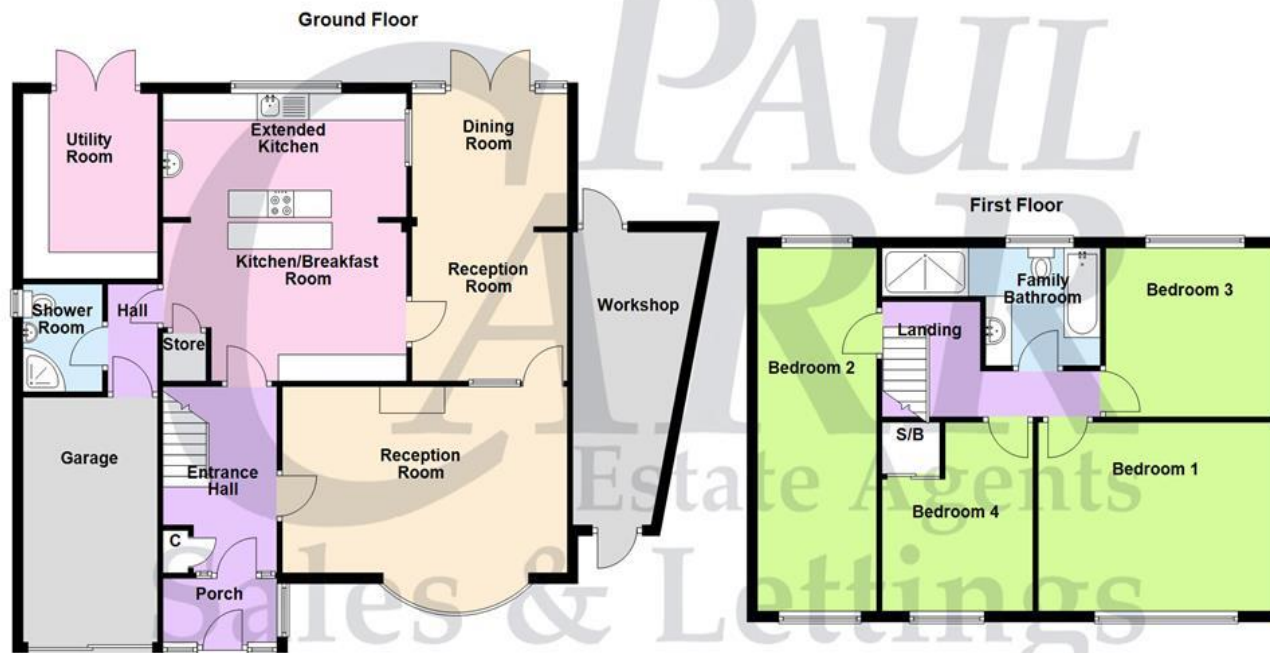
Workshop





Floor Plan

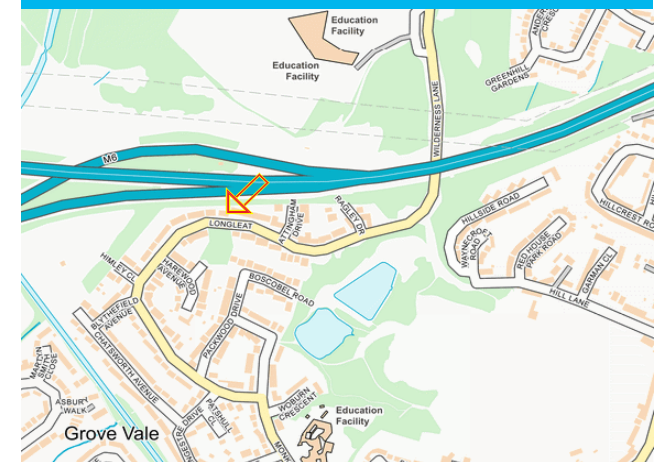
This floor plan is not drawn to scale and is for illustration purposes only



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: