



Jayshaw Avenue, Great Barr
Birmingham, B43 5RH

Guide Price £330,000

Great Barr

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Paul Carr Estate Agents are bringing to market this extended semi detached family home set in this popular location between Walsall Road and Newton Road and is in close proximity to schooling for children of all ages, public transport and the road and motorway network and amenities at Scott Arms.

The property is approached via the driveway and the enclosed porch which gives access to the hallway with stairs leading to the first floor and doors radiating off to; front lounge with large bay window to the front, the rear family room offers a great second lounge area with door leading to the side lean to which provides access to the downstairs W.C and door to the front of the property.

The family room also opens to the kitchen/dining room with ample floor and base units and having work surfacing with inset sink unit and five burner gas hobs with electric oven beneath, there is also space for further appliances. Double doors lead out to the rear garden.

On the first floor are two good-sized double bedrooms with a single third bedroom, the family bathroom consists of a bath with shower over, wash hand basin set in vanity unit and W.C. To the rear of the property is a low maintenance garden with a patio area which leads to the artificial grass, being fence enclosed.

Viewing is highly recommended to fully appreciate the property on offer.





Property Specification

SEMI DETACHED HOME

THREE BEDROOMS

TWO RECEPTION ROOMS

KITCHEN/DINER

DOWNSTAIRS W.C

Hall 12' 8" x 5' 11" (3.85m x 1.81m)

Lounge 4.13m (13'7") max x 3.19m (10'6")

Family Room 5.10m (16'9") x 3.45m (11'4") max

Kitchen 11' 3" x 15' 5" (3.43m x 4.70m)

WC 5' 7" x 2' 7" (1.69m x 0.79m)

Bedroom 1 4.29m (14'1") max x 3.18m (10'5") plus
0.41m (1'4") x 0.41m (1'4")

Bedroom 2 4.37m (14'4") x 3.19m (10'6")

Bedroom 3 2.12m (7') x 1.81m (5'11")

Bathroom 2.55m (8'4") x 1.81m (5'11")

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:

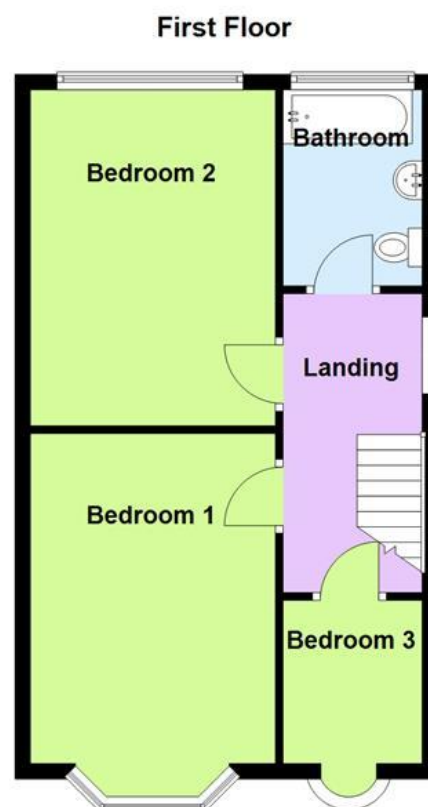
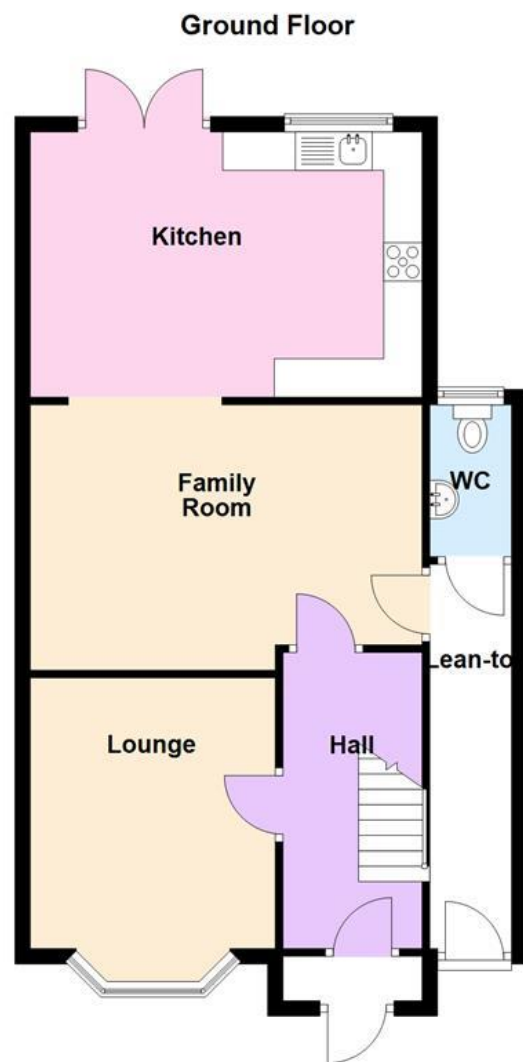
Services connected: mains electricity, gas, water and drainage

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	55 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

