



Northolt Grove, Great Barr  
Birmingham, B42 2JH

Offers in the Region Of £440,000

***Paul Carr is delighted to bring to market this superbly presented and extended five bedroom detached property with garage and a landscaped generous sized garden***

Located at the head of this cul-de-sac in this popular location just off Queslett Road which offers excellent links to transport and road links and is also well placed for schooling for children of all ages and the shops at the Scott Arms.

Approaching the property via the block paved driveway offering parking for several vehicles the property is accessed via the enclosed porch which leads through to the hallway which has the stairs leading to the first floor and having doors leading off to the front lounge with bay window and feature fireplace, a second reception room offers a more open plan feel with doors leading out to the garden at the rear and opening up to the kitchen which can also be accessed directly from the hallway. The kitchen briefly comprises a good selection of both base and wall units with work surfacing over and having inset Belfast style sink there is space for a range style cooker having extractor hood over and a door leads through to the excellent sized garage having utility area, housing the boiler and also access to the ground floor shower room which comprises free standing shower cubicle, w.c and wash hand basin set into vanity unit.

On the first floor there are three double bedrooms the main bedroom having an en-suite shower room with bath with shower over and side shower screen, w.c and wash hand basin set into vanity unit. There is also a separate family bathroom comprising corner bath, separate shower cubicle, w.c and wash hand basin. A single bedroom which is currently utilized as an office completes this floor but also gives access to the staircase leading to a superbly sized bedroom in the loft with plenty of Velux windows giving plenty of natural light to the room and it benefits from an additional room off which has the potential to be an en-suite or a dressing room with additional eaves storage off.

To the rear of the property is a generous sized flat garden being landscaped to offer patio areas, lawns, feature pond, shrub borders.

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

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C payable to Birmingham City 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](mailto:Greatbarr@paulcarrestateagents.co.uk)



**Porch 2' 7" x 6' 7" (0.8m x 2m)**

**Hallway 14' 1" x 6' 7" (4.3m x 2m)**

**Living Room 12' 6" x 11' 10" (3.8m x 3.6m)**

**Lounge/Dining Room 20' 8" x 11' 10" (6.3m x 3.6m)**

**Kitchen 18' 8" x 5' 11" (5.7m x 1.8m)**

**Shower Room 5' 11" x 7' 7" (1.8m x 2.3m)**

**Bedroom One 11' 10" x 13' 1" (3.6m x 4m)**

**Bedroom One En-Suite 10' 6" x 5' 11" (3.2m x 1.8m)**

**Bedroom Two 12' 10" x 11' 2" (3.9m x 3.4m)**

**Bedroom Three 12' 10" x 11' 2" (3.9m x 3.4m)**

**Bedroom Five 8' 10" x 6' 3" (2.7m x 1.9m)**

**Family Bathroom 7' 10" x 5' 11" (2.4m x 1.8m)**

**Bedroom 15' 5" x 18' 4" (4.7m x 5.6m)**

**Storage/Potential En-Suite 6' 7" x 11' 2" (2m x 3.4m)**





# Floor Plan

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

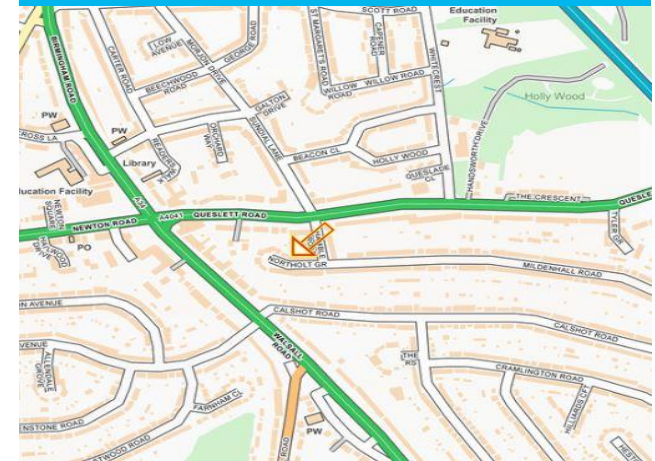


## Energy Performance Rating

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

## 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: 24th April 2024