



Northolt Grove, Great Barr
Birmingham, B42 2JH

Guide Price £425,000

Paul Carr is delighted to present this beautifully extended four-bedroom detached property with a garage and landscaped garden, situated at the end of a quiet cul-de-sac in a highly sought-after location just off Queslett Road.

This superb family home enjoys excellent transport links, convenient access to the shops at Scott Arms, and proximity to well-regarded schools catering to all age groups.

***Approach:** The property is set back from the road with a spacious block paved driveway offering parking for multiple vehicles. Entry is via an enclosed porch leading into a welcoming hallway, which features stairs to the first floor and doors to:

- **Front Lounge:** A bright and inviting room with a bay window and feature fireplace.
- **Second Reception Room:** Offering a modern, open plan feel with direct access to the rear garden via double doors and a seamless connection to the kitchen.

Kitchen: The well-appointed kitchen includes a range of base and wall units with complementary work surfaces, an inset Belfast style sink, and space for a range-style cooker with an extractor hood. A door provides access to the generously sized garage, which features a utility area, houses the boiler, and offers access to a ground-floor shower room with a walk-in shower, W.C, and vanity wash basin.

First Floor: The first floor boasts three double bedrooms, including:

- **Principal Bedroom:** Complete with an en-suite bathroom featuring a bath with shower over, side shower screen, W.C, and vanity wash basin.
- **Family Bathroom:** A spacious suite comprising a corner bath, separate shower cubicle, W.C, and wash basin.

Additionally, there is a fourth bedroom currently used as an office, which also provides access to the staircase leading to the second floor.

Second Floor: The loft has been thoughtfully converted into a large, light-filled space with multiple Velux windows. An adjoining room offers plentiful storage and flexibility for usage and is complemented by additional eaves storage.

Rear Garden: The generously sized rear garden is beautifully landscaped, featuring patio areas, a lawn, a feature pond, and mature shrub borders – perfect for outdoor relaxation and entertaining.

Viewing is highly recommended to appreciate the space, versatility, and quality of this fantastic family home.

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



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 Four 8' 10" x 6' 3" (2.7m x 1.9m)

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

Loft Room 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



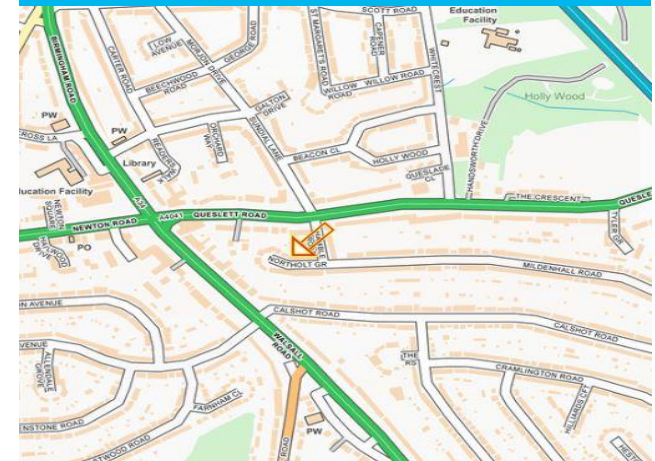
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Energy Performance Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	69	
(55-68) 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: 24th April 2024