



Jayshaw Avenue, Great Barr
Birmingham, B43 5SE

£425,000

Nestled in the highly desirable Gorse Farm Estate on Jayshaw Avenue, Great Barr, this impeccably presented four-bedroom detached property offers an exceptional family home.

Positioned in the catchment area for top-rated schools and just a stone's throw from local amenities and transport links, this property delivers on connectivity and lifestyle.

The home has been expertly extended, offering a bright and contemporary design with ambient lighting throughout. The bespoke kitchen is a standout feature, complete with a central island, integrated appliances (including oven, microwave, five-burner gas hob, and extractor fan), all set against renovated work surfaces and units.

Underfloor heating runs across the ground floor, ensuring warmth and comfort.

The spacious accommodation includes three double bedrooms, a flexible fourth bedroom, and three bathrooms, with a convenient downstairs shower room, W.C, hand wash basin, and heated towel rail.

Further standout features include a cloakroom off the kitchen and a rear garden with a sheltered canopy—perfect for outdoor relaxation in all seasons.

The low-maintenance garden and a basement space add extra versatility.

Completing the appeal, the property also features electric shutters to the rear and a block-paved shared driveway, ensuring both style and practicality.

Don't miss this rare opportunity book your viewing now.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D 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



Hallway
5.28m (17'4") x 1.17m (3'10")

Shower Room
1.96m (6'5") x 0.76m (2'6")

Living Room
5.10m (16'9") x 3.08m (10'1")

Main Lounge
5.56m (18'3") max x 5.33m (17'6")

Kitchen Area
4.96m (16'3") x 4.84m (15'11")

Bathroom
2.36m (7'9") x 1.90m (6'3")

Bedroom 3
4.06m (13'4") x 2.75m (9') max

Bedroom 2
4.35m (14'3") x 2.82m (9'3")

Bedroom 4
2.41m (7'11") x 2.24m (7'4")

Bedroom 1
5.48m (18') x 5.26m (17'3")

En-suite
6' 8" x 5' 5" (2.03m x 1.66m)





Floor Plan

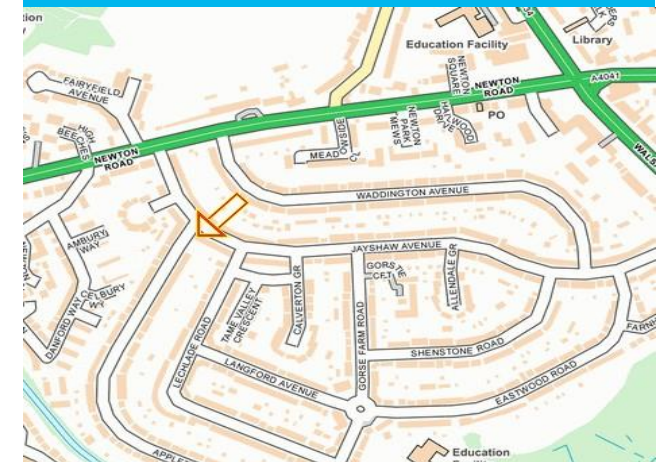
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
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:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

www.paulcarrestateagents.co.uk

 **OnTheMarket**.com

 **rightmove**.co.uk
The UK's number one property website

 **The Property Ombudsman**