



Waddington Avenue, Great Barr  
Birmingham, B43 5JG

**Offers Over £345,000**



**Paul Carr Estate Agents presents A Stunning Extended Semi-Detached Home – Waddington Avenue, Great Barr**

**This beautifully extended semi-detached property on the ever-popular Waddington Avenue offers spacious, versatile living in a highly desirable and well-connected part of Great Barr.**

Perfectly positioned within the catchment for the well-regarded Grove Vale Primary School, this home is ideal for growing families looking for comfort, convenience, and quality.

**Exterior & Approach:** Set back from the road, the property features off-road parking via a neatly block-paved driveway, complemented by a well-maintained side entry providing rear access and leading to the detached garage. Upon entry into a secure porch with stylish gloss-printed floor tiling, adding a premium first impression. **Ground Floor:** The welcoming hallway gives access to all ground-floor rooms. To the left sits a convenient guest W.C, essential for busy family life. The home offers two separate sitting rooms - ideal for larger households—perfect for dual living spaces, a playroom, formal lounge, cinema room, or a quiet retreat. The rear living room has a freestanding gas fire with a remote control. To the rear, the property has been significantly extended, showcasing a modernised Wren kitchen fitted with bespoke Italian floor tiles, a sleek range of gloss-finished wall and base units, and high-quality marble-effect worktops. This stylish culinary space is both functional and beautifully designed. Just off the kitchen is a useful walk-in pantry, ideal for additional storage and keeping kitchen essentials neatly organised.

**First Floor:** Upstairs offers three well-proportioned double bedrooms, providing ample space for family members or guests. The family bathroom is of generous size and features a separate bathtub and shower unit, heated towel rail, and hand wash basin-finished to a well presented standard.

**Second Floor – Loft Conversion:** Heading up to the second floor, natural light floods the space through the Velux skylights, creating a bright and inviting atmosphere. This impressive double sized bedroom features ceiling spotlights, integrated storage solutions, and its own en-suite complete with WC, hand wash basin, heated towel rail, and shower unit. A subtle yellow-tone décor adds warmth and brightness to the space.

**Rear Garden:** The rear garden is designed for both relaxation and entertainment. A generous decking area provides the perfect spot for outdoor furniture, summer dining, or hosting guests. The garage is accessible by side passage way and from the garden.

Beyond this is a well-kept lawned garden, along with a rear garage accessible directly from the garden.

***A superb family home offering space, style, and an enviable location.***

***Viewing is highly recommended to appreciate the quality of the extensions and the thoughtful layout***

Tenure: We can confirm the property is Freehold.

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







**Porch**  
2.98m (9'9") x 1.29m (4'3")

**Hall**  
4.03m (13'3") x 2.74m (9')

**W.C**  
1.92m (6'3") x 0.86m (2'10")

**Lounge 1**  
3.84m (12'7") x 2.99m (9'10")

**Lounge 2**  
4.91m (16'1") x 3.01m (9'11")

**Kitchen**  
5.56m (18'3") x 1.91m (6'3")

**Bathroom**  
8' 4" x 9' 10" (2.53m x 3.00m)

**Bedroom 3**  
3.71m (12'2") x 3.01m (9'11")

**Bedroom 2**  
3.85m (12'8") x 3.01m (9'11")

**Bedroom 4**  
2.74m (9') x 2.70m (8'10")

**Bedroom 1**  
5.08m (16'8") x 2.97m (9'9")







# Floor Plan

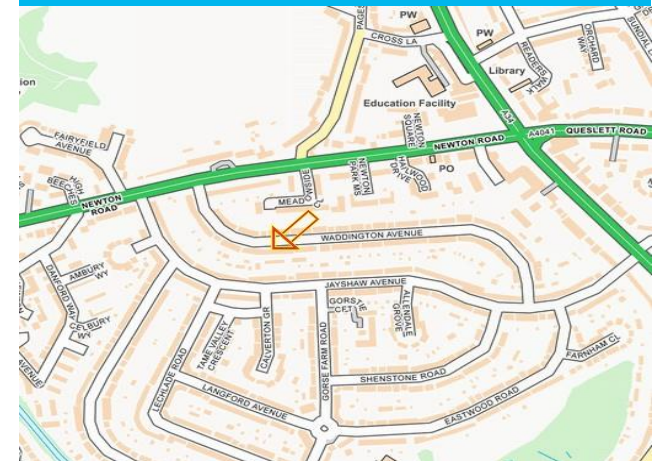
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 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:

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