PAUL CARR Estate Agents Sales & Lettings

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Grove Vale Avenue, Great Barr
Birmingham, B43 6DB

Offers in the Region Of £395,000

We are delighted to welcome to the market this traditional semi-detached family home, situated on the highly sought-after Grove Vale Estate in Great Barr.
This lovely home benefits from a rear extension, generous driveway and a spacious rear garden, and is offered for sale with no upward chain.

Situated on Grove Vale Avenue itself, the property briefly comprises:
Ground Floor A spacious driveway provides parking for multiple vehicles and is flanked by a small lawn, set behind an attractive brick retaining wall. The reception space offers a superb dual-aspect living arrangement, featuring a circular bay window and generous proportions providing ample room for both lounge and dining areas. To the rear, double doors open into the extension, which provides a versatile additional reception space, currently offering an ideal breakfast or dining area. This flows around into the L-shaped kitchen, which is fitted with a modern range of wall and base cabinets, breakfast bar worktop, ceramic one-and-a-half bowl sink and drainer with window overlooking the garden, space for integrated appliances and useful storage cupboard. A door provides access to the enclosed side passage.
First Floor The landing leads to three good-sized bedrooms, a separate W.C and a modern family bathroom. The bathroom has been nicely updated and features a quadrant walk-in shower, freestanding bathtub, wide wash hand basin with storage beneath, heated towel rail and attractive tiled finish to the walls.

Outside To the rear is a particularly spacious and wide conventional-shaped garden, offering a mixture of paved patio and large lawned areas, enclosed by fencing to the boundaries. The garden provides an excellent outdoor space for families, entertaining and relaxation.

Location The property is ideally positioned for access to a number of popular local schools, including Grove Vale Primary School and Q3 Academy, while the M6 motorway network is also within easy reach, providing excellent access towards Birmingham and beyond.

A superb opportunity for families looking to purchase within this highly regarded and sought-after area. An internal viewing is highly recommended to appreciate the accommodation, extension and generous outside space on offer.

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



Entrance Hallway
18' 1" x 4' 3" (5.5m x 1.3m)

Living Room
22' 0" x 10' 6" (6.7m x 3.2m)

Kitchen/Diner
18' 1" x 24' 7" (5.5m x 7.5m)

Family Bathroom
8' 6" x 7' 3" (2.6m x 2.2m)

W/C
5' 11" x 2' 7" (1.8m x 0.8m)

Bedroom 1
12' 2" x 10' 6" (3.7m x 3.2m)

Bedroom 2
13' 1" x 10' 2" (4m x 3.1m)

Bedroom 3
10' 6" x 12' 2" (3.2m x 3.7m)







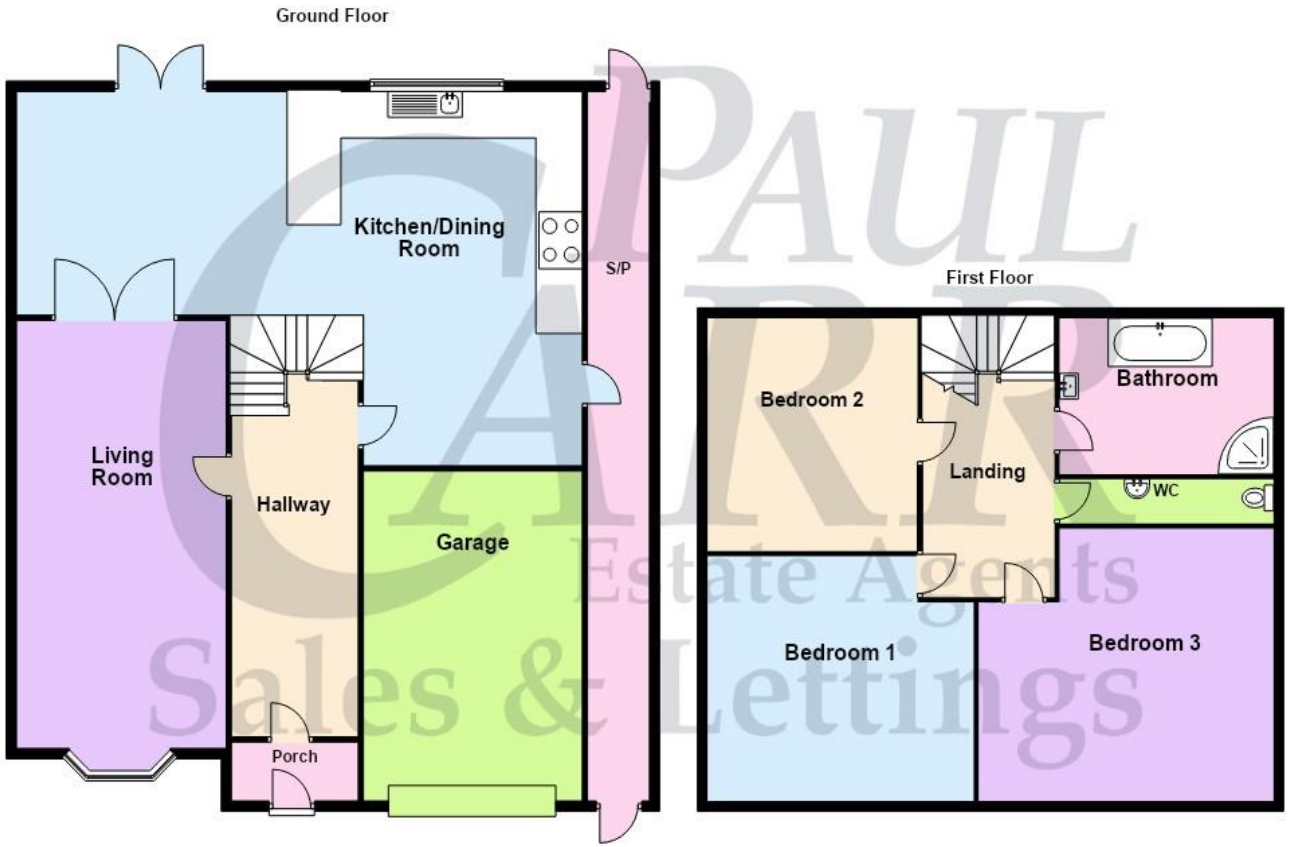




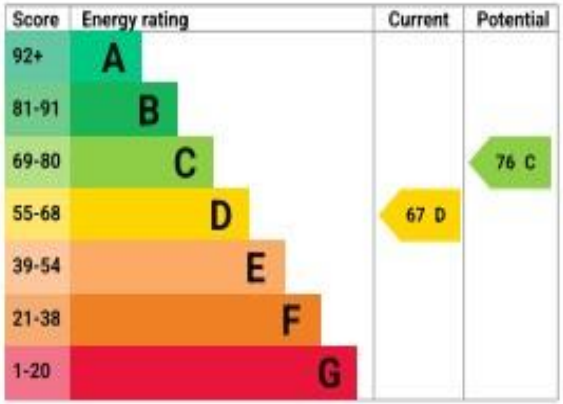

LOVE

Floor Plan

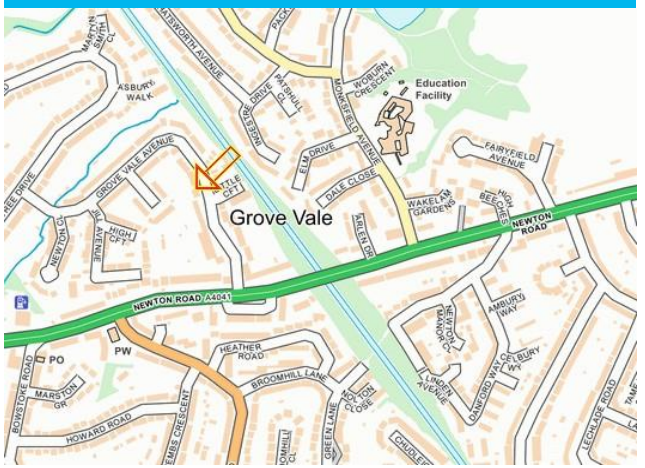
This floor plan is not drawn to scale and is for illustration purposes only

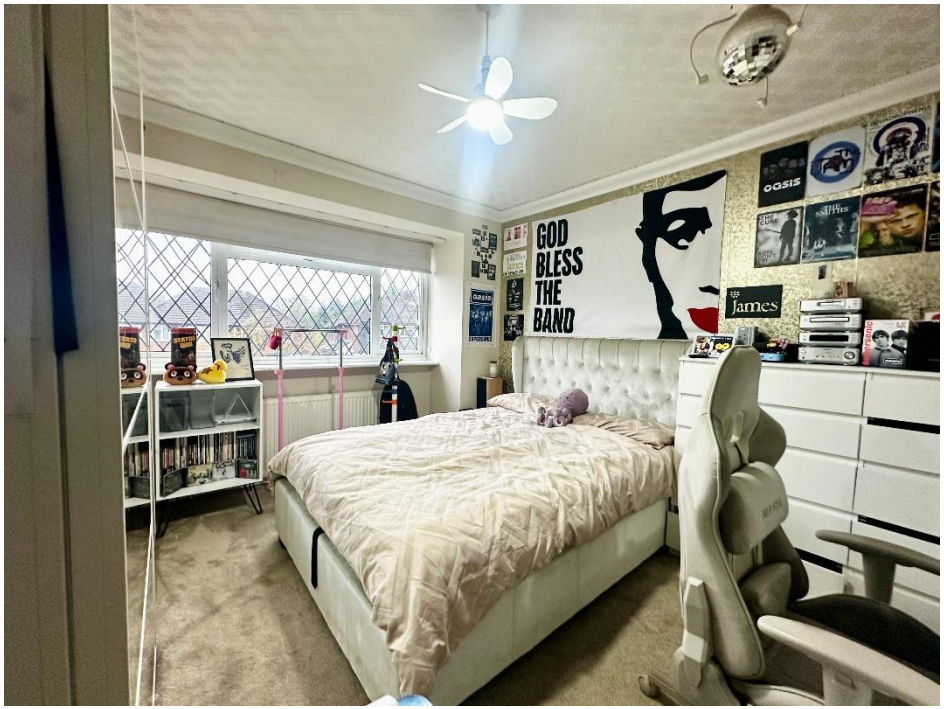


Energy Performance Rating

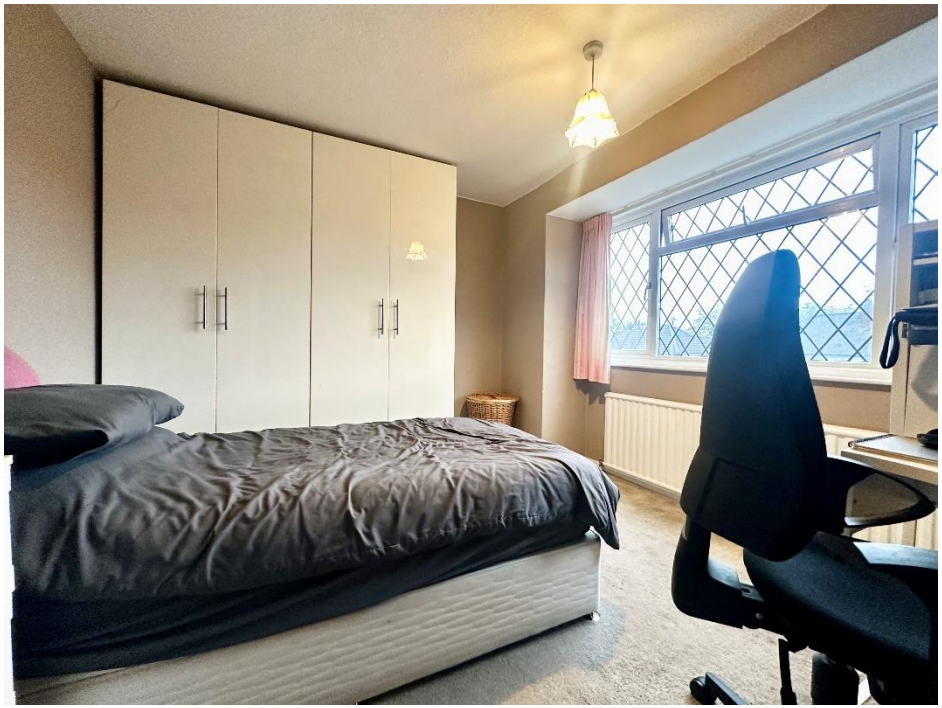


Map Location




GOD
BLESS
THE
BAND
James









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.