



Amblecote Avenue, Great Barr
Birmingham, B44 9AL

£315,000

Great Barr

£315,000



This stunning, substantially extended three bedroom semi detached located in this highly sought after road in Great Barr and benefitting from a delightful open plan family kitchen, perfect for modern family life.

Set behind a block paved driveway, this versatile family home is accessed via a porch which leads to the open plan hall / dining room with stairs off, half bay window to the front and a stylish downstairs WC. Double doors lead to the stunning open plan family kitchen extension, which has a range of high quality units with granite worktops, space for a range cooker, large larder unit proving ample storage and plumbing for a washing machine, integrated dishwasher, fridge and freezer, there is a breakfast bar, feature roof lantern with electric blind and large bifold doors open into the garden making this a perfect entertaining space.

On the first floor there are three bedrooms, the master is a double with a window to the front and fitted wardrobes to one wall, the second bedroom is also a double with a window to the rear, built in cupboard and a fitted wardrobe whilst the third bedroom is a single in size and is currently set up as a dressing room with fitted wardrobes and a window to the front. The well appointed shower room has a white suite with a large walk in shower cubicle, wall tiling and feature bow window to the rear.

Outside the landscaped garden has a patio area suitable for garden furniture and is mainly slabbed with flower beds, there is a lovely wooden garden cabin offering a variety of uses, a separate garden store as well as a covered side passage and this delightful home benefits from double glazing, central heating and must be viewed.





Property Specification

IMPRESSIVE FAMILY HOME
STUNNING DINING KITCHEN EXTENSION
BIFOLD DOORS OUT TO THE GARDEN
SPACIOUS LOUNGE
THREE BEDROOMS

Reception Hall
3.52m (11'6") x 1.81m (5'11")

Dining Room
4.29m (14'1") into bay x 3.20m (10'6")

Stunning Extended Family Kitchen / Living Room
7.66m (25'1") max x 4.77m (15'8") max

Bedroom 1
3.66m (12') x 3.18m (10'5") max

Bedroom 3
2.35m (7'8") x 1.81m (5'11")

Bedroom 2
3.60m (11'10") x 3.18m (10'5")

Shower Room
2.64m (8'8") x 1.82m (6')

Garden Cabin
4.79m (15'8") x 3.78m (12'5")

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: 10th August 2026

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.

Viewer's Note:

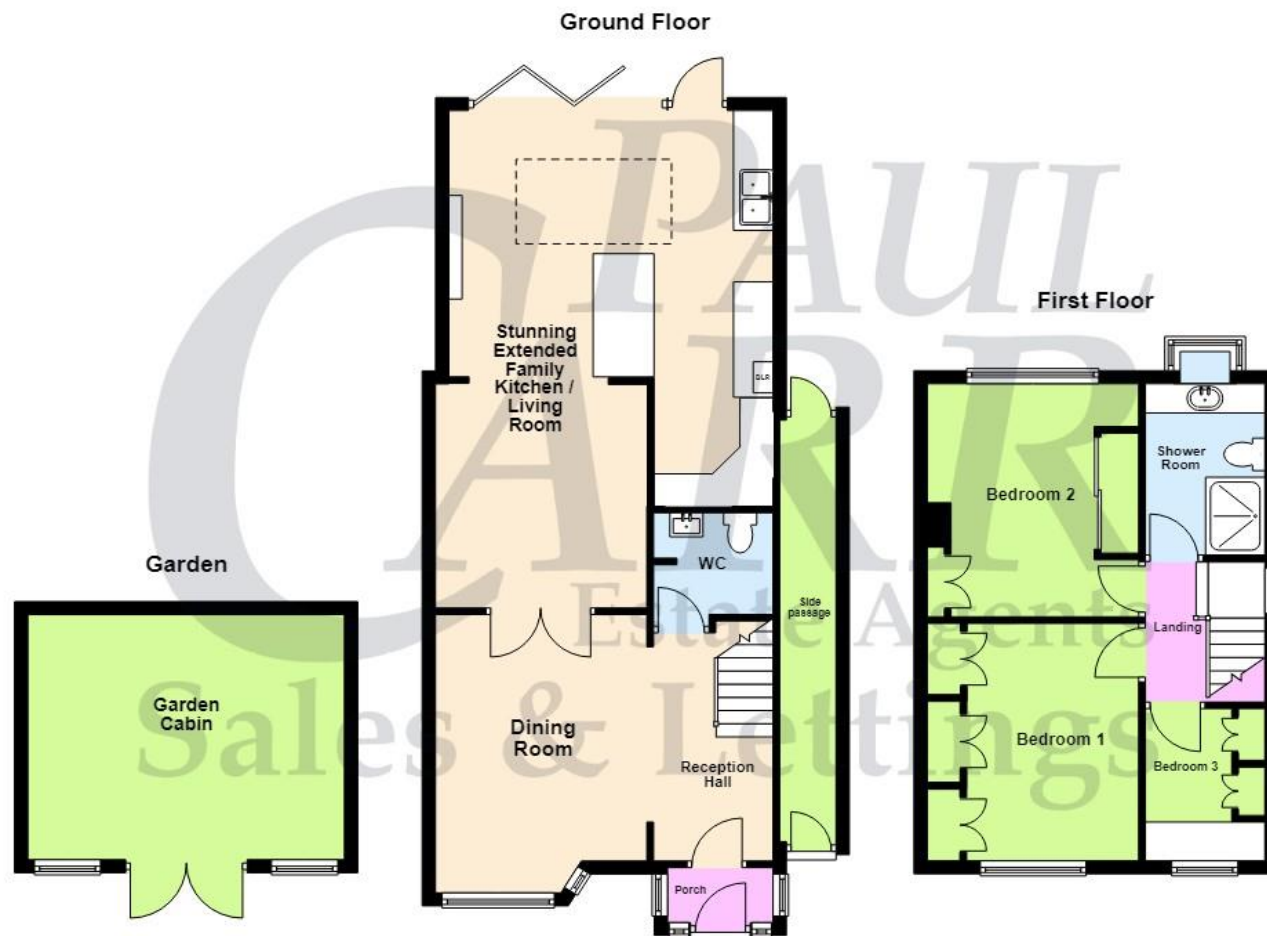
Services connected: Gas Electric Water Drainage Water Meter

Council tax band:C

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

