



Allingham Grove, Great Barr
Birmingham, B43 7EA

Offers in Excess of £310,000

We are pleased to have available for sale this superb family home, modernised throughout and thoughtfully presented to provide versatile and multi-functional living space.

Located on Allingham Grove, a quiet cul-de-sac just off Queslett Road and within close proximity to the popular Pheasey estate, well-regarded schools for all age groups, Asda supermarket and the M6 motorway network, we are confident this excellent home will not remain on the market for long.

Approached via a spacious private driveway, the property leads into a secure front porch. The internal hallway features stairs rising to the first floor, doors leading to the lounge and kitchen, along with a useful meter cupboard. The front lounge is a beautifully presented reception room with a bay window to the fore and double doors opening into the kitchen and dining area. The kitchen features a contemporary selection of wall and base units with an attractive breakfast bar worktop and stylish splashbacks. There is a built-in sink, gas hob with overhead extractor and eye-level double oven. The dining area provides ample space for a table and chairs, with bi-fold doors leading into the additional living space. This versatile area benefits from an overhead skylight, providing an excellent source of natural light, together with a useful utility area and downstairs W.C. There is also integral access into the garage, which provides access to both the front and rear of the property.

Travelling upstairs, the landing leads to three bedrooms, comprising two good-size doubles and a third bedroom with good proportions borrowing space from Bedroom One. The principal bedroom benefits from spacious fitted wardrobes. The family bathroom offers a modern suite with contemporary shower screen and fittings, comprising a bathtub, W.C., wash hand basin and touch-screen mirror.

Externally, the garden has been recently refurbished and features a paved patio which wraps around to the garage, a low-maintenance lawn and neat and tidy flower beds with sleepers forming the borders.

This excellent family home offers generous and versatile living accommodation in a highly convenient location. Properties of this quality and presentation are always in strong demand, and we are confident it will not remain on the market for long. An internal viewing is highly recommended to fully appreciate what this superb home has to offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is B payable to Walsall 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

Hallway

5' 11" x 11' 6" (1.8m x 3.5m)

Lounge

12' 10" x 13' 1" (3.9m x 4m)

Kitchen Diner

12' 2" x 19' 8" (3.7m x 6m)

Rear Extension

7' 7" x 11' 6" (2.3m x 3.5m)

Utility / Home Office

13' 1" x 7' 3" (4m x 2.2m)

Downstairs W.C

4' 3" x 2' 7" (1.3m x 0.8m)

Bedroom One

10' 10" x 11' 6" (3.3m x 3.5m)

Bedroom Two

12' 6" x 11' 6" (3.8m x 3.5m)

Bedroom Three

9' 2" x 9' 6" (2.8m x 2.9m)

Family Bathroom

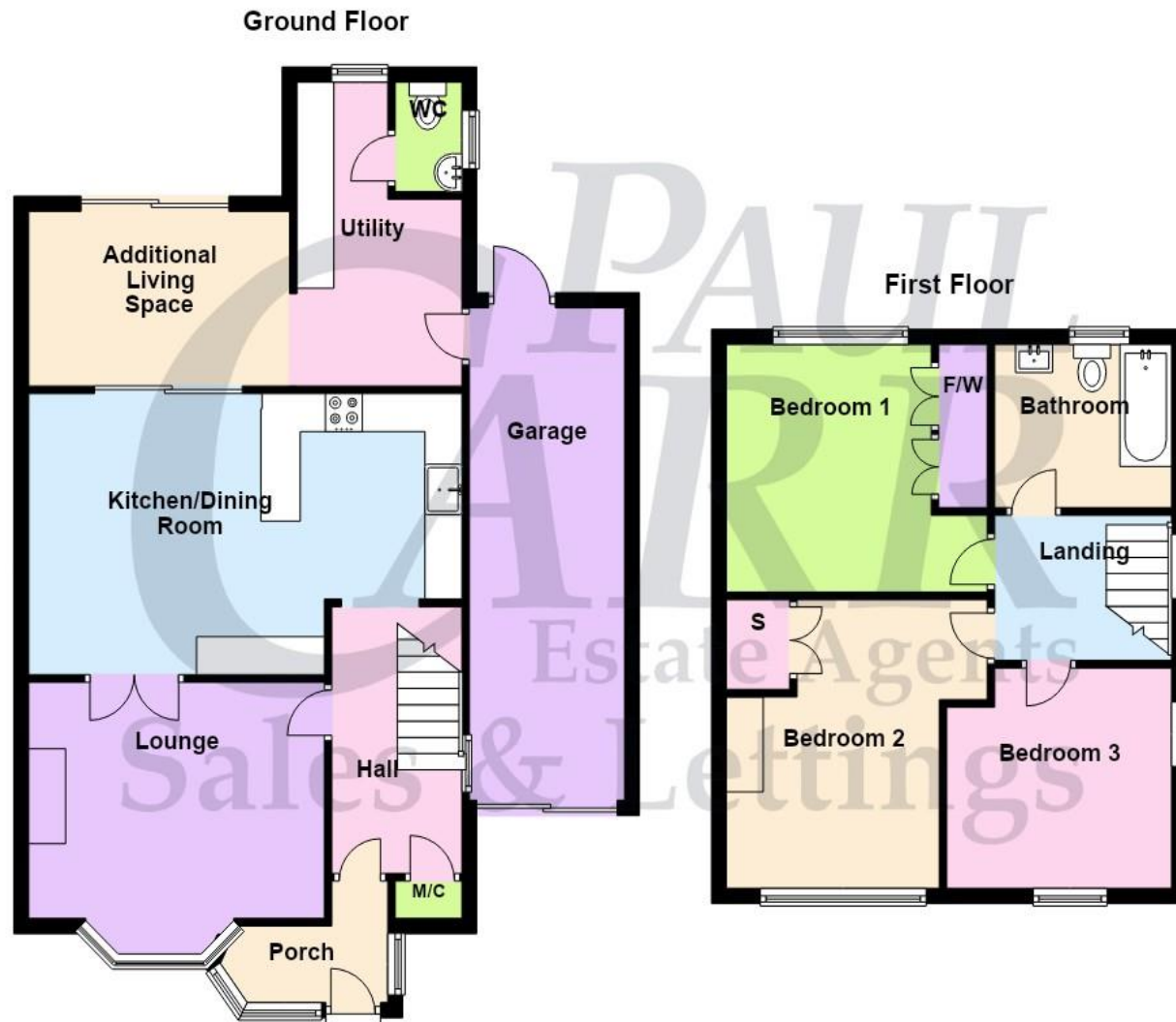
7' 3" x 7' 10" (2.2m x 2.4m)





Floor Plan

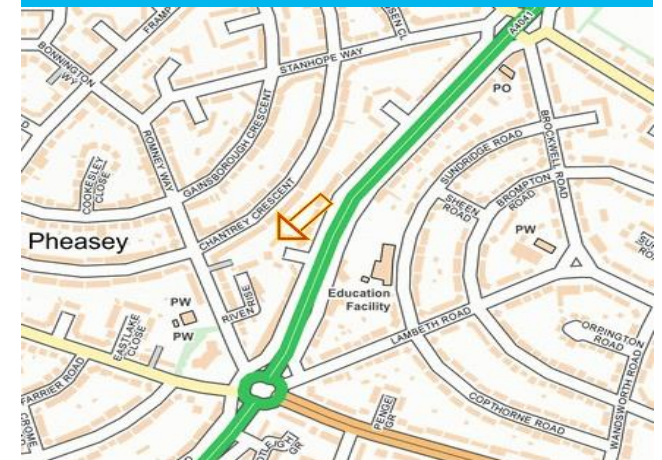
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	53 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.