ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
0121 358 6222 greatbarr@acres.co.uk @ www.acres.co.uk

- EXTENDED SEMI DETACHED FAMILY HOME
- HIGH SPEC THROUGHOUT
- EXTENDED LIVING ROOM
- WELL PRESENTED DINING ROOM
- EXTENDED FITTED KITCHEN
- MODERN FAMILY BATHROOM
- LANDSCAPED REAR GARDEN
- OFF ROAD PARKING TO FRONT
- IDEAL FIRST TIME BUY
- SOUGHT AFTER LOCATION

JAYSHAW AVENUE, GREAT BARR, B43 5RX - OFFERS AROUND £285,000

An extremely well-presented and extended three-bedroom semi-detached family home, ideally situated in the heart of Great Barr, offering excellent access to the Scott Arms, motorway links, public transport links and a range of local amenities. The property benefits from a spacious double driveway providing ample off-road parking, leading to an enclosed porch and into a light and airy welcoming hallway. The ground floor offers an extended rear living room, a modern dining room to the front and a further extended modern fitted kitchen, creating a fantastic layout for contemporary family living. To the first floor is a spacious landing providing access to two generous double bedrooms, a great-sized third bedroom and a modern family bathroom. To the rear is a low-maintenance and well-manicured garden, featuring a paved patio area leading onto a lawn, together with a large outhouse storage unit to the far rear. Offering an excellent standard of living throughout and presented to a lovely standard, this fantastic family home would make an ideal purchase for first-time buyers seeking a spacious property in a popular and convenient Great Barr location. HURRY BEFORE YOU'RE TOO LATE - IDEAL FIRST TIME BUY!

Accessed from the fore via brick block driveway offering off road parking leading to double glazed entrance door, into;

PORCH: 5’8 x 2’4: Having double glazed windows and internal door into;

HALLWAY: 5’4 max, 2’7 min x 13’5: A light and airy entrance with stairs to first floor, cupboard space, radiator and door into;

DINING ROOM: 10’5 max, 9’3 min x 13’3 (bay): A great size dining room to front with radiator and double glazed bay window to front and double doors into;

EXTENDED LIVING ROOM: 10’2 max, 8’7 min x 19’2: A beautifully extended and well presented living space with radiators and double glazed double doors to rear.

EXTENDED FITTED KITCHEN: 9’8 x 16’7: A extended modern fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated double oven, gas hob with extractor hood over, tiling to splashback, tiling to floor, space and plumbing for washing machine, space for fridge freezer, radiator and double glazed door to rear.

LANDING: 2’4 x 5’9: Double glazed window and doors into;

BEDROOM ONE: 10’6 x 13’3 (bay): A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 9’6 x 11’6: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 6’4 x 8’4: A final single bedroom with double glazed window to rear and radiator.

BATHROOM: 5'4 x 7'1: A modern fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C, tiling to walls, radiator and double glazed opaque window to front.

REAR GARDEN: A good size beautifully maintained garden with paved patio area and lawn with mature plants, shrubs and trees along with fencing to borders and large outhouse to far rear with lighting and power points.

STORE ROOM: Situated at the rear with double glazed window and door along with light and power points.

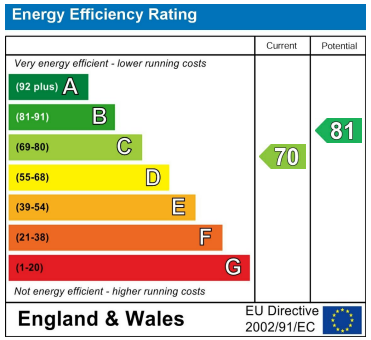
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

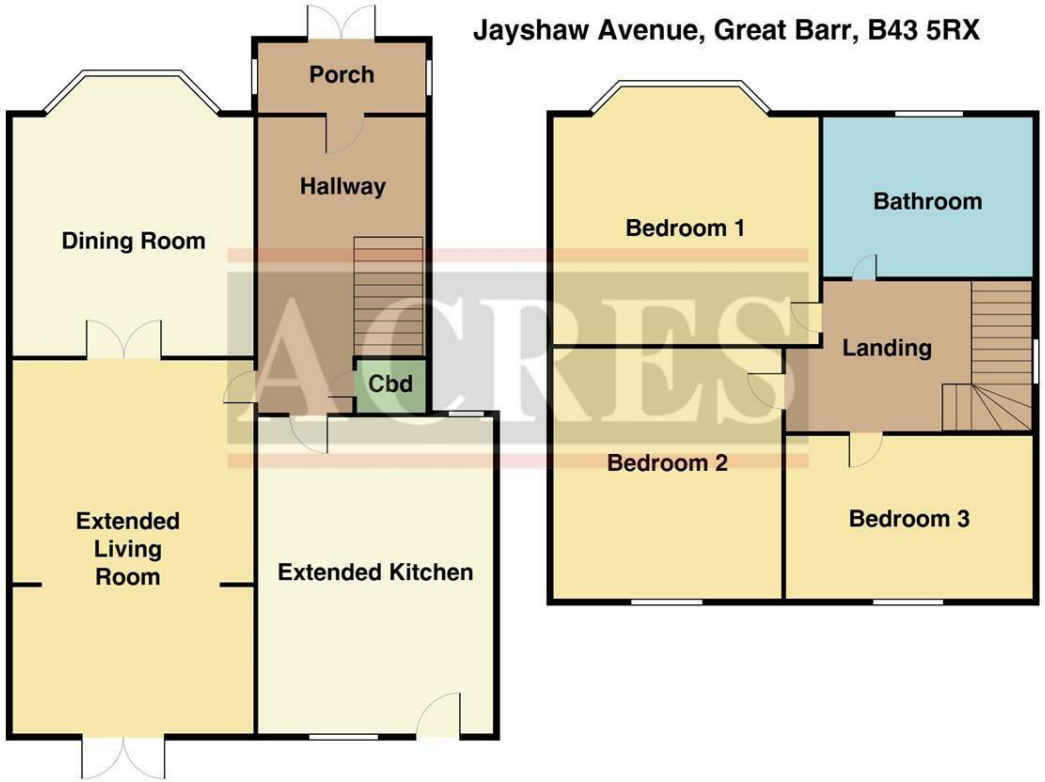
The Property Ombudsman

TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : C COUNCIL : Sandwell

VIEWING: Highly recommended via Acres on 0121 358 6222





THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.