PAUL CARR Estate Agents Sales & Lettings

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The Grove, Great Barr
Birmingham, B43 7AY

Offers Over £330,000

The Grove is an immaculate three-bedroom family home, ideally situated in a highly sought-after location just off Coronation Road. The property enjoys close proximity to well-regarded schools, excellent public transport links, motorway access, and local amenities, including Merrion's Nature Reserve. Tucked away in a quiet cul-de-sac, it offers both privacy and convenience.

The property is approached via a spacious, private paved driveway leading to a secure porch and front entrance. Inside, the welcoming hallway provides stairs to the first floor and doors off to the main living areas, including a recently refurbished downstairs WC. The generous through lounge features a bow window, a stylish fireplace with surround, and flows seamlessly into a bright conservatory, which has been enhanced with attractive new flooring and creates excellent additional living space. The refitted kitchen is beautifully appointed with a modern range of wall and base units, work surfaces, integrated appliances, hob and oven, and a sink with drainer positioned beneath a window. A side door leads into the utility room, which offers further storage, plumbing for white goods, patio door access to the garden, and integral entry into the garage.

Upstairs, the landing gives way to three bedrooms. The principal bedroom benefits from a bay window and fitted wardrobes, while the second double bedroom also includes built-in storage. Bedroom three is well proportioned and overlooks the front elevation. The modern family bathroom comprises a tiled suite with bath, separate shower enclosure, low-level W.C, and wash hand basin. The landing also provides ladder access to a loft room with Velux window, offering useful additional space.

Externally, the rear garden is a particular highlight. Set on a wide plot, it features lawned areas with a pathway weaving through, mature shrubs and hedges to the boundaries, a decked seating area, rear patio with summerhouse a real bonus to the garden with excellent versatility for usage and currently set up as a Bar and hobby room.

The property also comes with the benefit of previous plans in place for an extension over the garage and to the rear of the kitchen, offering the exciting potential to further enhance the living space (subject to new approval from the local authority).

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



Porch

Entrance Hallway

Living Room 11' 6" x 11' 2" (3.5m x 3.4m)

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

Conservatory 11' 6" x 9' 10" (3.5m x 3m)

Kitchen 8' 10" x 6' 11" (2.7m x 2.1m)

Utility Area 9' 2" x 11' 6" (2.8m x 3.5m max)

Garage 10' 2" x 10' 2" (3.1m x 3.1m)

Landing

Bedroom One 13' 9" x 8' 10" (4.2m max x 2.7m)

Bedroom Two 12' 10" x 8' 10" (3.9m x 2.7m)

Bedroom Three 6' 11" x 6' 11" (2.1m x 2.1m)

Bathroom 8' 10" x 6' 11" (2.7m x 2.1m)

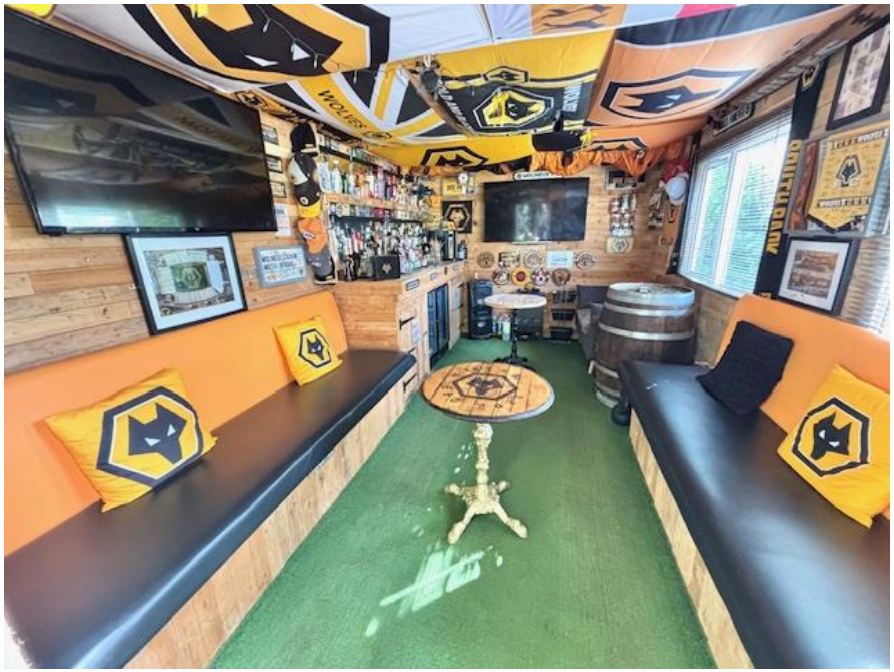






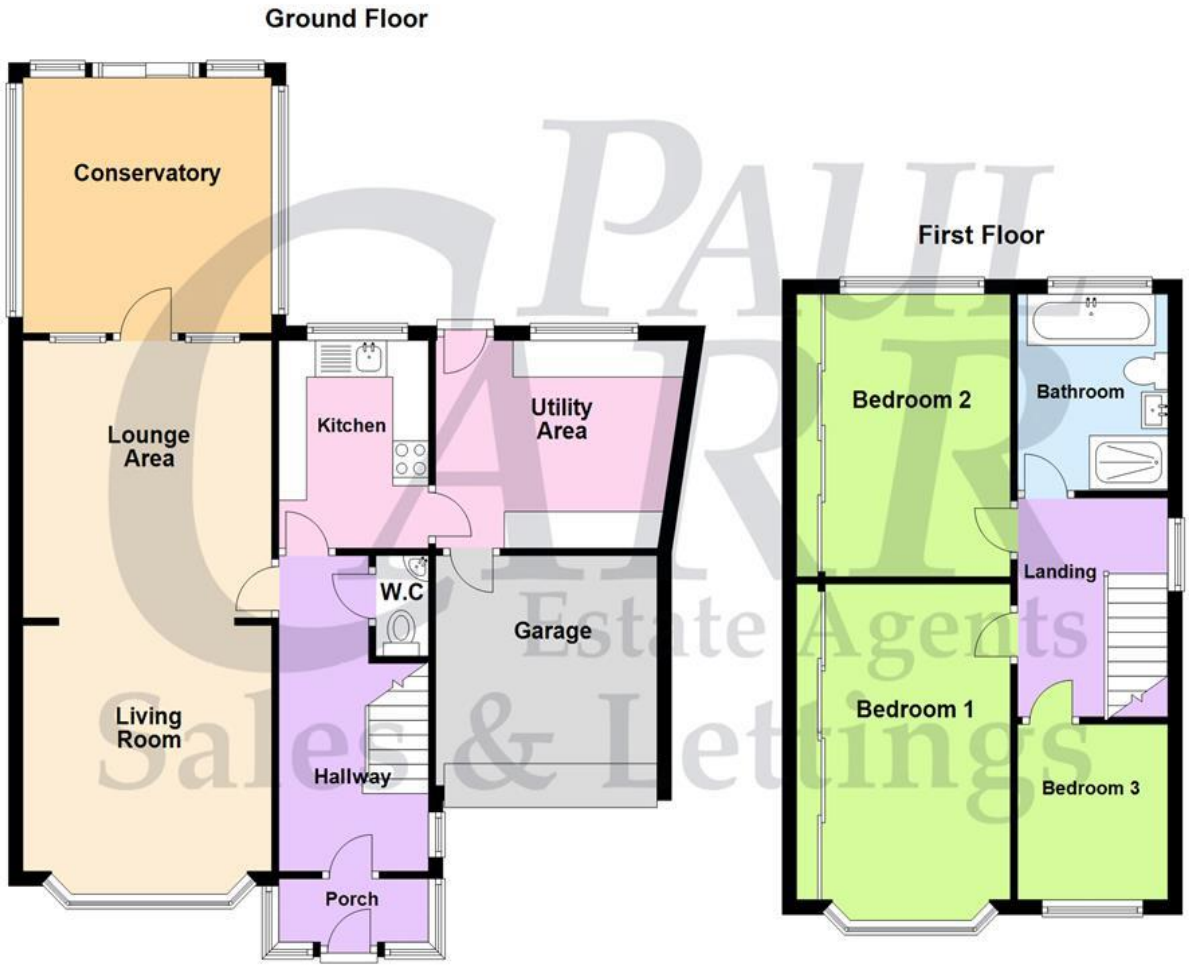




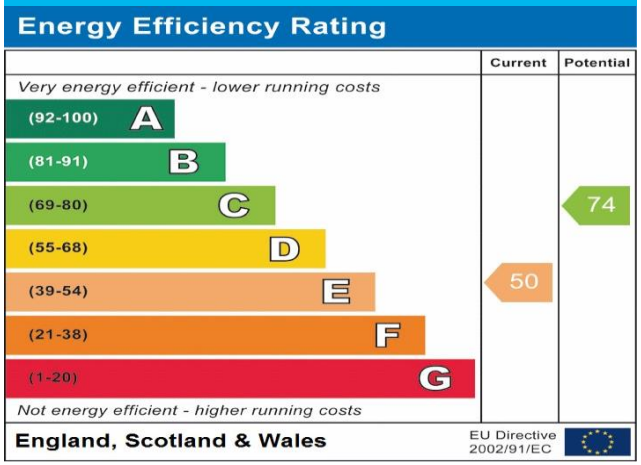


Floor Plan

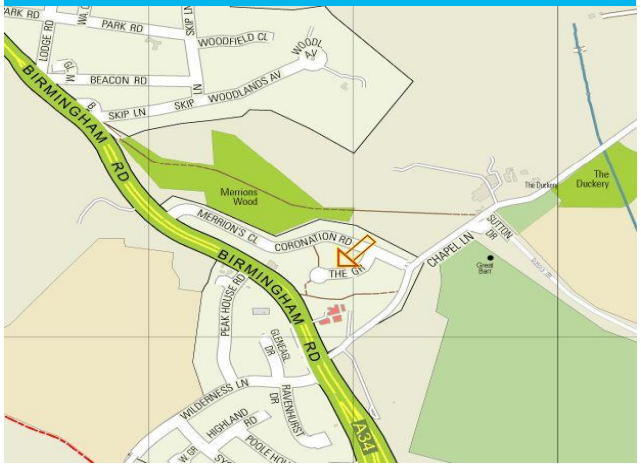
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating



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: 27th August 2025