



Monksfield Avenue, Great Barr
Birmingham, B43 6AP

£400,000

Nestled in the highly sought-after Grove Vale Estate on Monksfield Avenue, Great Barr, this beautifully extended detached bungalow offers a rare opportunity for luxurious living. Chain-free and set in a prime location, this three-bedroom gem boasts a private driveway accommodating multiple cars, ensuring effortless convenience.

Step inside to discover a spacious, well-presented interior—each of the three bedrooms is generously proportioned, offering a peaceful retreat. The expansive lounge and dining area is the heart of the home, anchored by a feature fireplace and large windows that flood the space with light.

Adjacent is a bright conservatory, perfect for relaxing, and a convenient utility area enhances the practicality.

The modern kitchen is a chef's dream, featuring a range of sleek wall and base units, ambient lighting, and integrated appliances, making it both stylish and functional.

The spacious bathroom is designed for relaxation, offering a separate bath unit, a shower enclosure, a W.C, a hand wash basin, and ample storage space—all within a bright and spacious layout.

Outside, a secluded garden offers a tranquil escape, ideal for unwinding or entertaining. Adding to its appeal, the property includes a garage, providing valuable storage or potential workspace.

This is more than a home—it's a lifestyle, waiting for you in this exclusive neighbourhood.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E 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



Garage
4.92m (16'2") max x 4.75m (15'7")

Porch
1.62m (5'4") x 1.12m (3'8")

Bedroom 1
4.42m (14'6") x 3.64m (11'11")

Bedroom 2
4.62m (15'2") x 3.01m (9'11")

Bedroom 3
3.19m (10'6") x 3.10m (10'2")

Bathroom
3.19m (10'6") max x 2.11m (6'11")

Kitchen Area
3.86m (12'8") max x 2.55m (8'4")

Utility Area
2.17m (7'1") x 1.55m (5'1")

Dining Room
3.21m (10'6") x 2.70m (8'10")

Lounge Area
4.62m (15'2") x 4.44m (14'7")

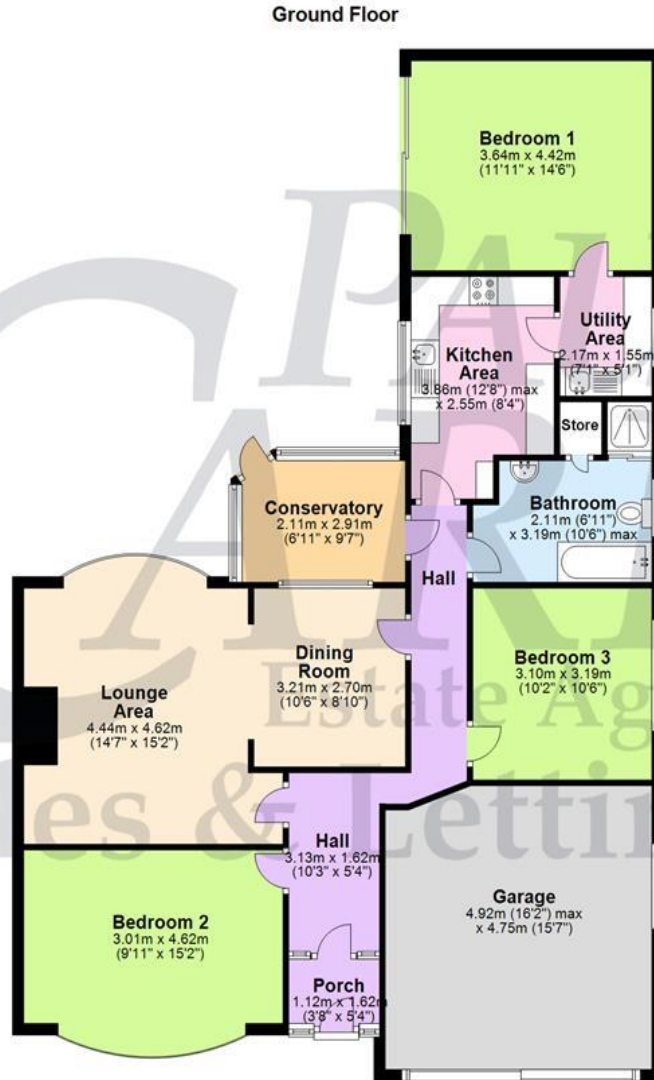
Conservatory
2.91m (9'7") x 2.11m (6'11")





Floor Plan

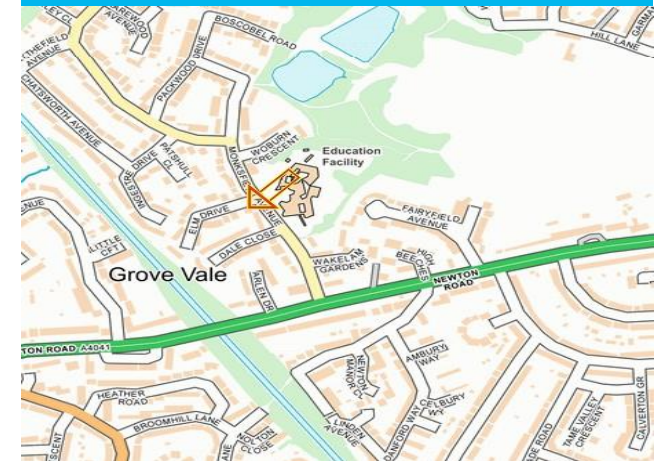
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	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.