PAUL CARR Estate Agents
Sales & Lettings

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Jayshaw Avenue, Great Barr
Birmingham, B43 5RX

Offers Over £280,000

Great Barr

Offers Over £280,000

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This outstanding three-bedroom semi on sought-after Jayshaw Avenue, Great Barr, offers contemporary family living close to well regarded schools, local amenities and excellent transport links.

Step inside to a bright, welcoming hallway leading to a tastefully decorated lounge with charming bay window, creating a warm, cosy feel. A convenient guest W.C with low-level suite completes the ground floor. To the rear is a stunning open-plan kitchen diner, finished to a high standard with stylish wall and base units, integrated appliances, ample worktop space and contemporary ceiling spotlights, all enhanced by bi-fold doors opening onto the rear patio, perfect for family living and entertaining.

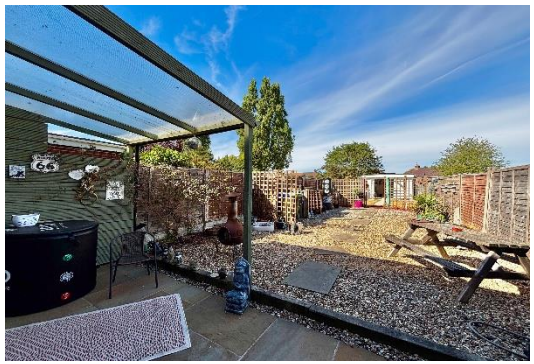
Upstairs you will find two generous double bedrooms, both with fitted wardrobes, plus a well-proportioned single bedroom. The contemporary family bathroom features a panelled bath with shower, modern suite and illuminated LED mirror.

Externally, the property boasts block-paved driveway with off-road parking with an electrical EV charging point.

To the rear a well maintained garden, complete with patio area sheltered with a canopy, stoned pathway and lawn, plus a standout outbuilding, currently used as a garden room or office, featuring ceiling spotlights, skylight and useful rear storage boasting endless versatility.

This Home is beautifully presented throughout and move-in ready.

Early viewing is highly recommended to fully appreciate the quality, space and lifestyle on offer.



Property Specification

CHAIN FREE PURCHASE
SEMI-DETACHED
POPULAR LOCATION
CONTEMPORARY FEATURES THROUGHOUT
BLOCKED PAVED DRIVEWAY
EV CHARGING POINT

Porch
1.54m (5'1") x 0.83m (2'9")

Hallway
3.80m (12'6") x 1.54m (5'1")

Lounge
3.60m (11'10") x 3.49m (11'5") max

W.C
2.08m (6'10") x 0.77m (2'6")

Kitchen/Dining Room
5.22m (17'2") max x 4.48m (14'8")

Bathroom
2.50m (8'2") max x 2.09m (6'10")

Bedroom 1
4.26m (14') x 2.68m (8'10")

Bedroom 2
3.61m (11'10") x 3.50m (11'6")

Bedroom 3
2.75m (9') x 1.88m (6'2")

Office/Garden Room
3.98m (13'1") x 3.51m (11'6")

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.

Viewer's Note:

Services connected: mains electricity, gas ,water and drainage
Council tax band: C
Tenure: Freehold
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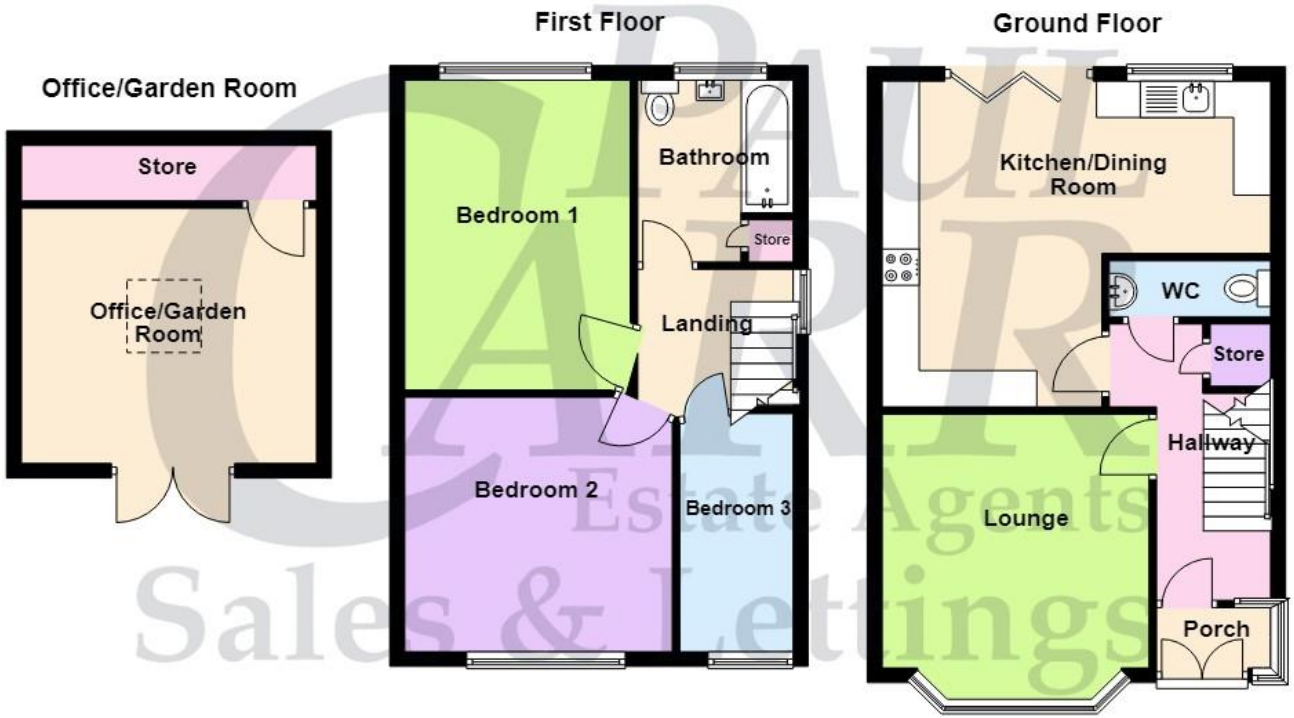
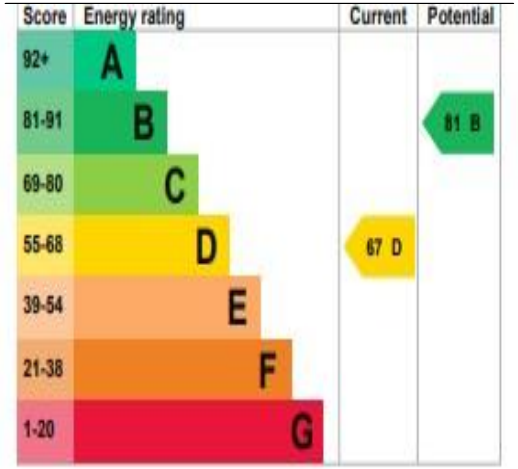
Floor Plan

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



Energy Efficiency Rating



Map Location

www.paulcarrestateagents.co.uk
OnTheMarket.com
rightmove.co.uk
The UK's number one property website
The Property Ombudsman