



Nether Hall Avenue, Great Barr,
Birmingham



High-spec three-bedroom end townhouse on the sought-after Nether Hall estate, set over three floors with open-plan kitchen/living, separate first floor lounge, garage with parking, EV charger and beautifully landscaped garden.



Key Features

- End townhouse over 3 floors
- Nether Hall estate location
- Open-plan kitchen/living
- Separate first floor lounge
- Three double bedrooms
- En-suite + family bathroom
- Downstairs W/C
- Garage + driveway parking
- Electric car charger
- Landscaped garden with putting green









This exceptional three-bedroom end townhouse is set within the highly sought-after Nether Hall estate in Great Barr, offering high-spec, turn-key living across three well-designed floors.

Finished to an impressive standard throughout, the property has been extensively upgraded by the current owners, creating a stylish and practical home ideal for modern family living.

The ground floor forms the heart of the home, featuring a beautiful open-plan kitchen, dining and living space, complete with herringbone flooring and a seamless layout perfect for both everyday living and entertaining. The kitchen is well-appointed with integrated appliances, while additional storage has been cleverly incorporated beneath the stairs. A downstairs W/C completes the ground floor.

To the first floor, a spacious separate living room provides a comfortable retreat, alongside a well-proportioned third bedroom, offering flexibility for guests, children or home working.

The top floor hosts two generous double bedrooms, including a principal bedroom with a newly fitted en-suite, alongside a modern family bathroom. Both bedrooms benefit from fitted storage, enhancing the practicality of the space.

Externally, the property continues to impress. The rear garden has been fully redesigned, offering a private and low-maintenance outdoor space, complete with a unique putting green feature,

which can be used for several uses. The house also benefits from

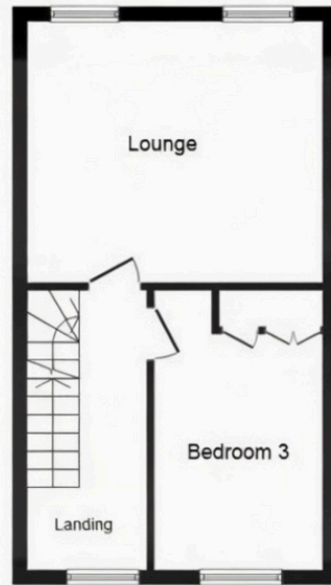




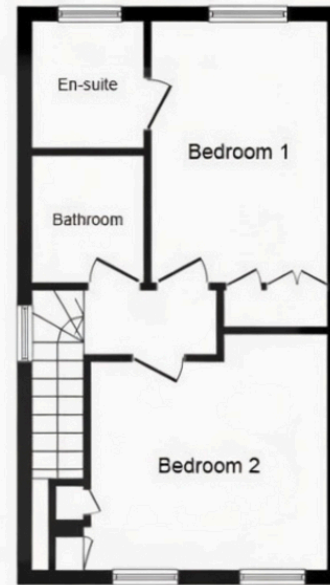




Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		77	87

Environmental Impact (CO ₂) Rating		Current
Very environmentally friendly - lower CO ₂ emissions		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		76

Tenure Type: Freehold
Council Tax Band: D
Council Authority: Walsall Council