



Kelway Avenue, Great Barr
Birmingham, B43 7QY

£330,000

Situated within the sought-after Park Farm Estate in Great Barr, this beautifully refurbished detached family home offers stylish, contemporary living in a highly convenient location, close to local amenities, well-regarded schools and excellent transport links. From the outset, the property makes a fantastic first impression, boasting striking kerb appeal with its crisp white rendered frontage, contrasting black window and door detailing, and a neatly block-paved driveway providing off-road parking for multiple vehicles.

Upon entering through the composite front door, the welcoming hallway provides access to a convenient guest W.C, along with further useful storage space.

The ground floor is enhanced by attractive high-gloss marble-effect flooring, creating a sleek and luxurious feel that flows throughout the accommodation. The impressive kitchen diner forms the heart of the home, offering ample space for a dining table and chairs, making it ideal for both family life and entertaining guests. The kitchen is well-equipped with a range of contemporary units and integrated appliances, combining practicality with a stylish modern finish. The lounge provides a comfortable and inviting space to relax, benefiting from attractive ambient lighting and a contemporary electric feature fireplace with colour-changing settings, allowing the atmosphere and aesthetic of the room to be adapted to suit any occasion. To the first floor are three well-proportioned bedrooms, including two generous double bedrooms. The original separate storage/WC space has been cleverly incorporated to create a more spacious and versatile third bedroom, providing flexible accommodation for a growing family, guests or those working from home.

Completing the first floor is a generously sized and stylish family bathroom, fitted with a separate bathtub, enclosed shower unit, low-level W.C and hand wash basin, all finished in modern décor. Externally, the rear garden has been thoughtfully improved and features a freshly laid patio area, ideal for outdoor dining and entertaining, leading down to a sunken lawn area. Fencing surrounds the perimeter, providing privacy and security, while convenient side access further enhances the practicality of this detached home.

Beautifully presented throughout and having been newly refurbished, this property is ready for its next owners to simply move in and enjoy. Offered to the market with no upward chain, this is an exciting opportunity to acquire a stylish detached home within one of Great Barr's most sought-after residential locations. Early viewing is highly recommended.

Tenure: We can confirm the property is Freehold

Council Tax Band: We can confirm the Council Tax Band is C payable to Walsall 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



Virtually Staged

Hall
3.10m (10'2") x 1.09m (3'7")

W. C
1.39m (4'7") x 0.70m (2'4")

Living Room
4.11m (13'6") x 2.00m (6'7")

Kitchen/Dining Room
6.00m (19'8") x 4.61m (15'1")

Bedroom 1
3.74m (12'3") x 2.92m (9'7")

Bedroom 2
3.83m (12'7") x 3.02m (9'11")

Bedroom 3
2.71m (8'11") x 2.15m (7'1")

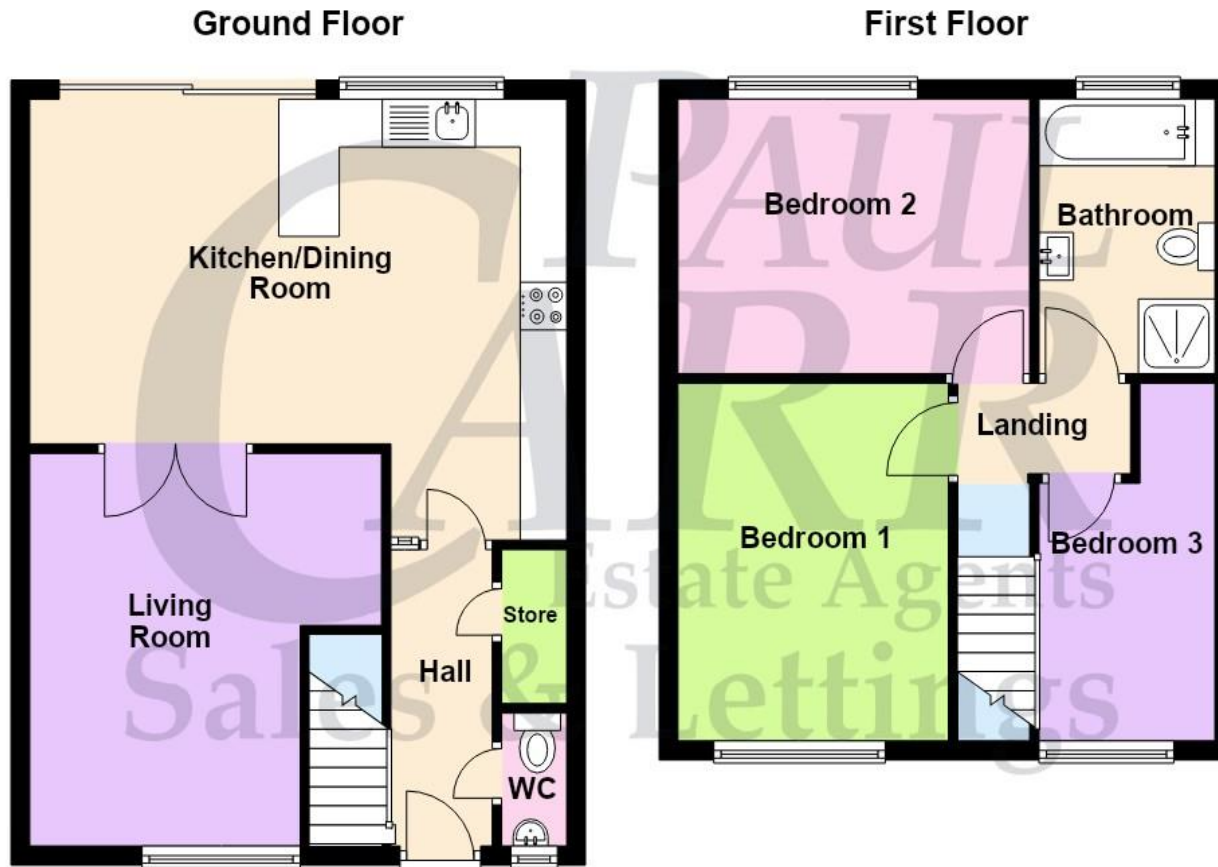
Bathroom
2.95m (9'8") x 1.92m (6'4")





Floor Plan

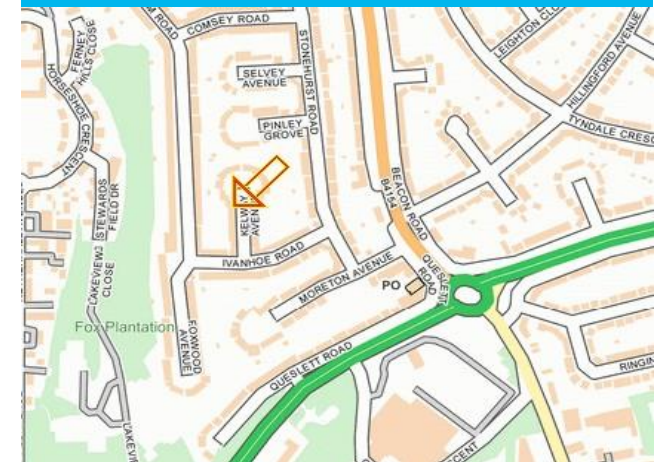
This floor plan is not drawn to scale and is for illustration purposes only

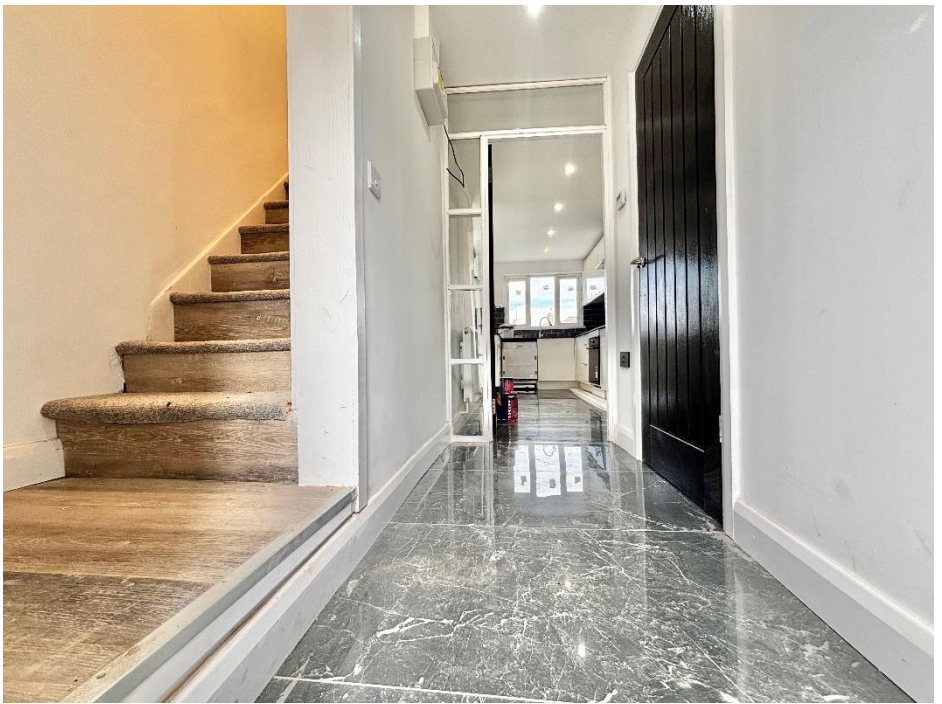


Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 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.