PAUL CARR Estate Agents Sales & Lettings

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Hallswelle Grove, Great Barr
Birmingham, B43 7DX

£280,000

Great Barr

£280,000

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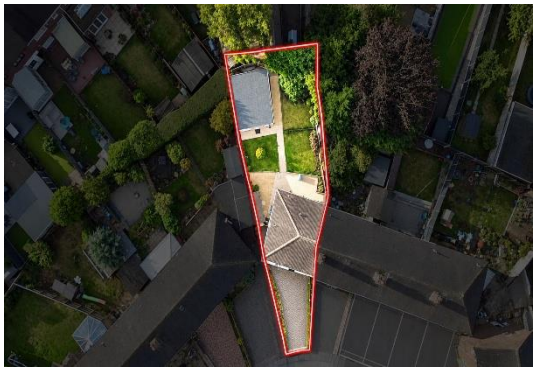
Nestled within a quiet cul-de-sac on the ever-popular Beeches Estate, this beautifully presented three-bedroom end terrace home offers an exceptional opportunity for families, first-time buyers, and those seeking versatile living accommodation. Occupying a desirable corner position, the property benefits from enhanced privacy, reduced passing traffic and excellent kerb appeal, together with generous off-road parking for multiple vehicles.

Upon entering, you are welcomed by a bright entrance hallway, which sets the tone for the stylish accommodation throughout. To the front, a warm and inviting lounge features an attractive electric feature fireplace perfect for relaxing evenings or entertaining guests. A guest WC is conveniently located on the ground floor,adding practicality to everyday living. To the rear, the impressive kitchen diner forms the heart of the home, beautifully appointed with contemporary navy blue wall and base units, complementary wood effect work surfaces, and a range of integrated appliances. There's ample space for dining, making it ideal for hosting friends and family, while a useful built-in storage cupboard provides additional practicality. The property has been tastefully modernised throughout, allowing prospective buyers to move straight in with nothing further to do.

The first floor offers two generously proportioned double bedrooms alongside a larger than average third bedroom, providing flexible accommodation for growing families, home working, or guest use. Completing the first floor is a modern shower room, finished to a high standard with contemporary tiling, walk-in shower, vanity unit with storage, heated towel rail, W.C.
Stepping outside is where this hometruly distinguishes itself. The private rear gardenhas been thoughtfully designed to provide an excellent balance of patio and lawn space, complemented by a useful garden shed and mature tree-lined boundaries that create an exceptional degree of privacy and seclusion.
A standout feature is the superb detached outbuilding, constructed to building regulations and offering incredibly versatile additional accommodation. Beautifully finished with carpeting, ceiling spotlights and TV point, the space is further enhanced by its own W,C, hand wash basin, whether utilised as a guest suite, home office, gym, studio orindependent living space, this remarkable addition significantly enhances the property's appeal and flexibility.

Offering modern interiors, versatile living accommodation, and an outstanding outdoor entertaining space in one of Great Barr's most sought-after locations, this fantastic home is not to be missed. Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.



Property Specification

BEATIFULLY PRESENTED
VERSATILE ADDITIONAL ACCOMODATION
TUCKED AWAY IN A QUIET CLOSE
BLOCK PAVED DRIVEWAY FOR MULTIPLE VEHICLES
SECLUDED REAR GARDEN

Hall 2.17m (7'1") x 1.69m (5'7")

W.C 1.81m (5'11") x 0.74m (2'5")

Living Room 4.28m (14'1") x 3.44m (11'3")

Kitchen/Dining Room 5.17m (16'11") x 2.82m (9'3")

Shower Room 2.37m (7'9") x 1.69m (5'7")

Bedroom 1 3.40m (11'2") x 2.85m (9'4")

Bedroom 2 3.44m (11'3") x 1.59m (5'2")

Bedroom 3 2.73m (8'11") x 2.26m (7'5")

Versatile Living Accomodation
5.59m (18'4") x 4.58m (15') max

WC 1.97m (6'6") x 1.54m (5'1")

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:

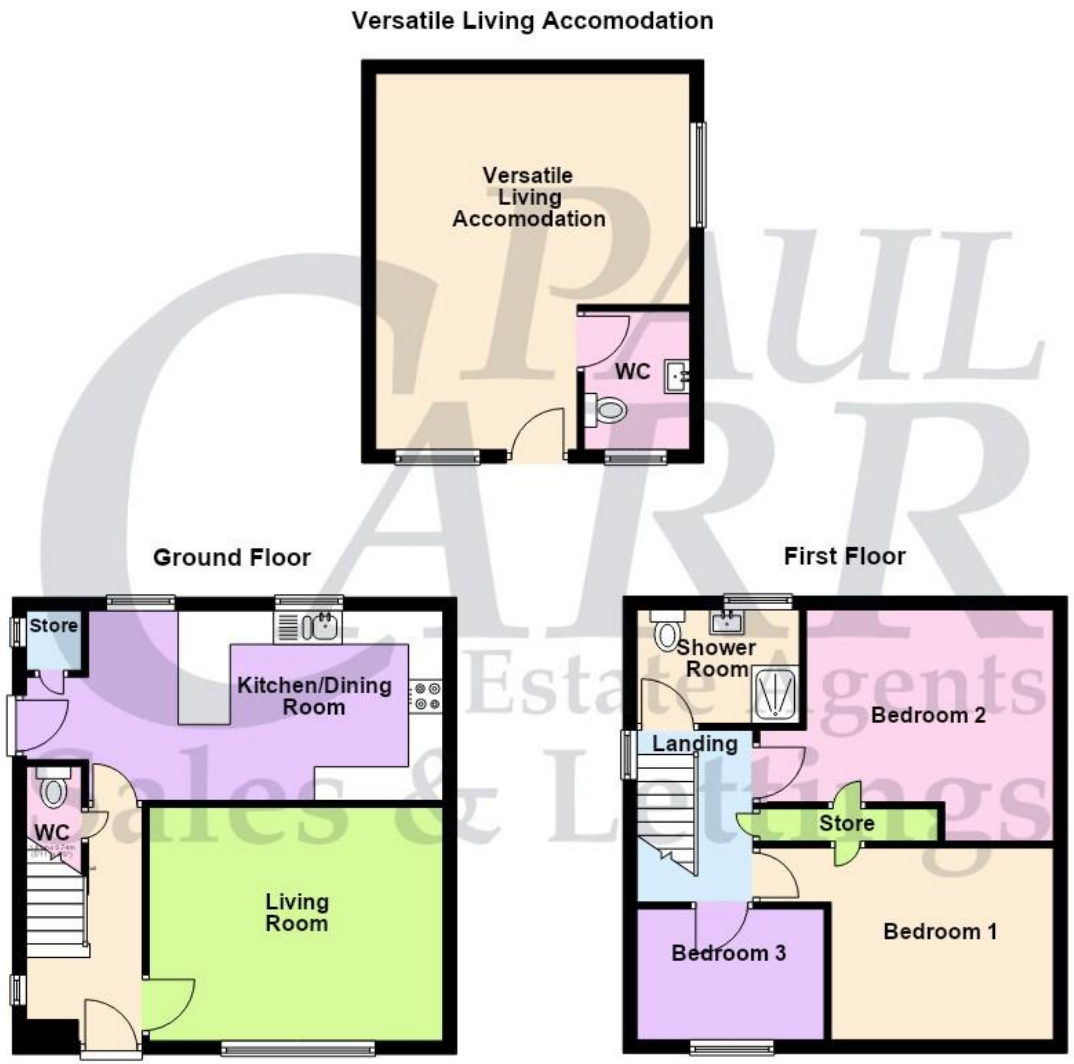
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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:

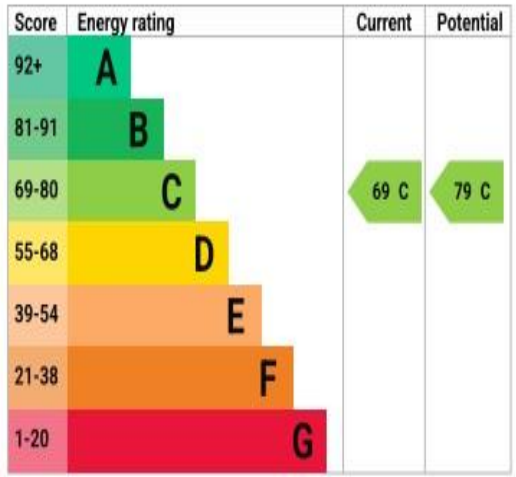
Services connected: mains electricity,gas,water and drainage
Council tax band: B
Tenure: Freehold

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