

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- EXTENDED SEMI DETACHED FAMILY HOME
- FIVE BEDROOMS (FOUR DOUBLE)
- MASTER BEDROOM WITH EN SUITE
- EXTENDED THROUGH LOUNGE / DINER
- ADDITIONAL RECEPTION ROOM
- EXTENDED OPEN PLAN MODERN KITCHEN / DINER
- SEPARATE UTILITY ROOM
- DOWNSTAIRS GUEST W.C.
- MODERN FAMILY BATHROOM
- PRIME CORNER PLOT POSITION



JAYSHAW AVENUE, GREAT BARR, B43 5SA - £450,000

Situated in the heart of Great Barr on the ever-popular Jayshaw Avenue, this spacious and heavily extended semi-detached family home is ideally positioned close to fantastic schooling, local shops, and excellent public transport links. Occupying a prime corner-plot position, the property has been thoughtfully enhanced to create an impressive five-bedroom home perfect for modern family living. A welcoming and generous hallway leads into an extended open-plan through living and dining room, offering a bright and versatile space for relaxation and entertaining. An additional reception room provides the ideal setting for a home office, playroom, or snug. To the rear, the property boasts a beautifully extended open-plan modern fitted kitchen come diner, complete with ample work surfaces and contemporary finishes, complemented by a separate utility room and a convenient guest WC. To the first floor, a spacious landing feeds into four well-proportioned double bedrooms, including a master bedroom benefitting from its own en-suite shower room. A fifth single bedroom and a modern family bathroom complete the upper level, providing ample accommodation for a growing family. Externally, the home features a substantial rear garden, offering a generous patio area ideal for outdoor dining, leading onto a large, well-maintained lawn—perfect for children, entertaining, or future landscaping ideas. With its extensive footprint, prime location, and flexible layout, this corner-plot property represents a superb opportunity for families seeking space, convenience, and comfort in one of Great Barr's most desirable residential pockets.

Accessed from the fore via driveway offering off road parking leading to double glazed entrance door, into;

HALLWAY: 6'8 max, 3'8 min x 15'2: A light, airy and spacious entrance with radiator and doors into;

THROUGH LOUNGE/DINER: 10'9 x 30'1 (bay): A great size extended living / dining space with fire surround and fire, two radiators, double glazed window to front and double glazed double doors to rear.

STUDY/PLAYROOM: 12'5 x 10'6: A good size office / playroom space with radiator and double glazed window to front and side.

FITTED KITCHEN/DINER: 21'9 x 8'9: A stunning modern fitted kitchen / diner with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, two fitted ovens, gas hob with extractor hood over, tiling to splashback, tiling to floor, spotlight to ceiling, integrated larder fridge, radiator, dining space with double glazed double doors to rear and door into;

UTILITY ROOM: 4'2 x 14'4: Fitted with wall and base units, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, tiling to floor, wall mounted gas central heating boiler and double glazed window to side.

GUEST W.C: 3'3 x 4'6: Fitted with close couple W.C, wash hand basin set into vanity unit, tiling to floor and radiator.

LANDING: 9'6 max, 2'8 min x 16'4 max, 2'4 min: Access into loft and doors into;

BEDROOM ONE: 14'2 max, 12'3 (wardrobe) x 11'9: A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

ENSUITE: 4'2 x 10'9: Fitted with walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C, chrome ladder style radiator, tiling to walls, linoleum flooring and double glazed window to side.

BEDROOM TWO: 10'9 max, 8'9 (wardrobe) x 14'7 (bay): A further good size double bedroom with built in wardrobe system, double glazed bay window to front and radiator.

BEDROOM THREE: 10'8 x 12'5: A further double bedroom with double glazed window to rear and radiator.

BEDROOM FOUR: 14'6 max, 11'5 min x 9'6: A fourth bedroom having double glazed window to rear and radiator.

BEDROOM FIVE: 6'1 x 8'7: A final bedroom with double glazed window to front and radiator.

BATHROOM: 6'1 x 6'4: A modern fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, tiling to part walls, linoleum flooring, radiator and double glazed opaque window to rear.

REAR GARDEN: A fantastic size well maintained garden with paved patio area with gazebo, lawn with mature plants, shrubs and trees along with fencing to borders and two garden sheds towards the rear.

TENURE: We have been informed by the vendors that property is Freehold. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: C

VIEWING: Recommended via Acres on 0121 358 6222.



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COUNCIL TAX BAND : C **COUNCIL :** Sandwell

VIEWING: Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B	90	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Jayshaw Avenue, Great Barr, B43 5SA



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

