



- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS LIVING ROOM
- MODERN OPEN PLAN KITCHEN / DINER
- MODERN FAMILY SHOWER ROOM
- OFF ROAD PARKING TO FRONT
- LARGE REAR GARDEN
- POTENTIAL TO EXTEND (STPP)
- PRIME LOCATION
- IDEAL FIRST TIME BUY



JAYSHAW AVENUE, GREAT BARR, B43 5SB - OFFERS OVER £240,000

This is a beautifully presented semi detached property located on this excellent residential road located in close proximity to local schooling, public transport and both Hamstead Village & The Scott Arms. Benefiting from double glazing and gas central heating (both where specified). The interiors include; spacious entrance hall, stylish lounge to front and open plan modern fitted kitchen / diner with double glazed French doors to rear garden. To the first floor are three good sized bedrooms and a modern re fitted shower room. Outside is a fore garden offering parking space allowing off road parking to front. To the rear is a large low maintenance garden with patio to fore leading to lawn and garage to far rear. This is a lovely family home that needs to be viewed internally to appreciate size and location! HURRY BEFORE YOU'RE TOO LATE IDEAL FIRST TIME BUY!

Accessed via block paved driveway to front allowing off road parking to front and steps with door leading into;

HALLWAY: 5'4 max, 2'6 min x 10'7: A light and airy hallway with stairs to first floor, radiator and doors into;

LIVING ROOM: 10'3 max, 9'1 min x 15'5 (bay): A great size living area with fire surround and fire, radiator and double glazed bay window to front.

OPEN PLAN KITCHEN/DINER: 16'3 max, 5'7 min x 11'5 max, 9'2 min: A modern fitted kitchen / diner with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, electric hob with extractor hood over, space for fridge freezer and tumble dryer, tiling to splashback, space and plumbing for washing machine and dishwasher, radiator, tiling to floor and double glazed double doors to rear.

LANDING: 6'3 max, 2'4 min x 6'5: Double glazed opaque window to side and doors into;

BEDROOM ONE: 10'2 max, 8'3 min x 13'8 (bay) 8'8 min: A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 9'5 x 11'7: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 6'4 x 8'3: A final spacious single bedroom with double glazed window to rear and radiator.

BATHROOM: 5'2 x 7'5: A modern re-fitted suite with walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to walls, chrome ladder style radiator and double glazed opaque window to front.

REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders along with access to car port and single garage allowing off road parking to 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.



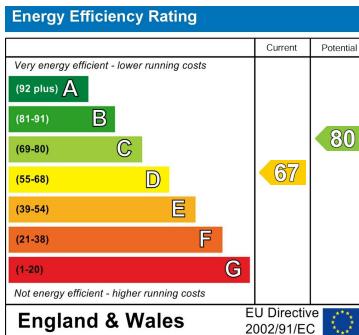
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81 Jayshaw Avenue, Great Barr, B43 5SB



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.