

ACRES

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- HEAVILY EXTENDED SEMI DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS (EXTENDED BEDROOM THREE)
- SPACIOUS THROUGH LIVING ROOM
- EXTENDED OPEN PLAN MODERN KITCHEN / DINER
- DOWNSTAIRS GUEST W.C.
- SPACIOUS FITTED FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LOW MAINTENANCE REAR GARDEN
- OFF ROAD PARKING & REAR GARAGE
- IDEAL FIRST TIME BUY



JAYSHAW AVENUE, GREAT BARR, B43 5RH - OFFERS OVER £285,000

This spacious and heavily extended semi-detached family home is perfectly situated in the heart of Great Barr, close to the Scott Arms, excellent motorway links, reliable public transport, and highly regarded local schooling—making it an ideal choice for families and commuters alike. To the front, the property offers a generous double driveway. Upon entering, you are welcomed by an extended hallway that provides access into a bright and spacious through living and dining room, beautifully designed for modern family living. Double doors open into a stunning and extended open-plan kitchen and diner, finished to a high specification and complemented by the convenience of a guest downstairs WC. The first floor features a spacious landing leading to two well-sized double bedrooms, a extended third single bedroom, and a generously proportioned fitted family bathroom. Externally, the rear of the property boasts a fantastic, well-presented garden with a patio area leading onto a neatly maintained lawn. Beyond this lies access to a rear garage and an additional car parking area, offering excellent practicality. Immaculately presented throughout and offering generous living accommodation, this property is ideal for first-time buyers or growing families seeking a move-in-ready home in a highly sought-after location. IDEAL FIRST TIME BUY - HURRY BEFORE YOU'RE TOO LATE!

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

HALLWAY: 5'4 max, 2'9 min x 17'4: A extended light and airy entrance with stairs to first floor, cupboard space, radiator and door into;

THROUGH LOUNGE/DINER: 9'9 max, 8'8 min x 25'1 (bay): A great size through living / dining space with fire surround and fire, radiator, double glazed bay window to front and double doors into;

EXTENDED OPEN PLAN KITCHEN/DINER: 14'3 max, 5'2 min x 17'2 max: A stunning modern and extended fitted kitchen / diner with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, tiling to floor, space and plumbing for washing machine and dishwasher, space for fridge freezer, wall mounted central heating boiler, dining area with radiator and double glazed double doors to rear.

GUEST W.C: 2'0 x 5'2: Fitted with close couple W.C, wash hand basin set into vanity unit, tiling to part walls and double glazed opaque window to front.

LANDING: 2'6 x 6'4: Having double glazed opaque window to side and doors into;

BEDROOM ONE: 10'0 max, 9'6 min x 13'10: A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 10'0 max, 9'6 min x 13'10: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 5'1 x 10'6: A extended spacious single bedroom with double glazed window to front and radiator.

BATHROOM: 5'1 x 8'2: A fitted suite with panelled bath, walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C, tiling to walls and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved patio area and lawn with mature plants, shrubs and trees along with fencing to borders along with access into;

REAR GARAGE: Accessed via communal rear access, up and over garage door to front. (Please check the suitability of this garage for your own vehicle)

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.

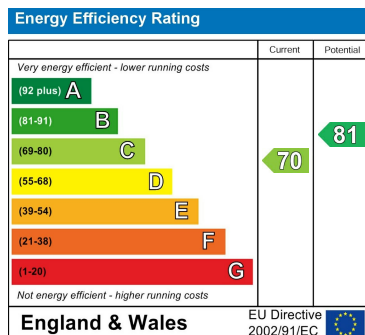
VIEWING: Recommended via Acres on 0121 358 6222.



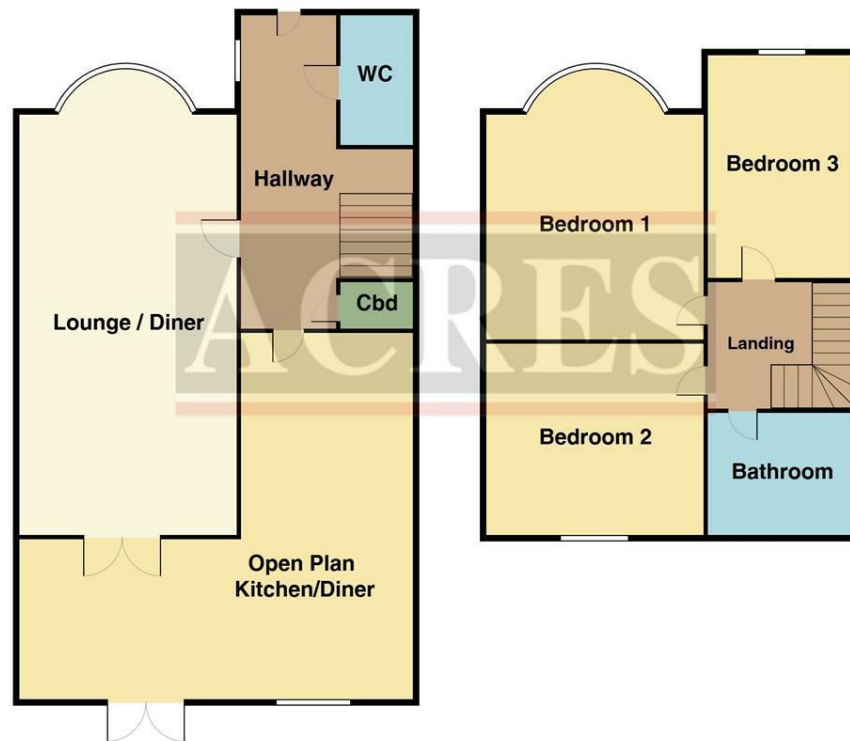
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COUNCIL TAX BAND : C **COUNCIL :** Sandwell

VIEWING: Highly recommended via Acres on 0121 358 6222



Jayshaw Avenue, Great Barr, B43 5RH



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.