PAUL CARR Estate Agents Sales & Lettings

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Blythefield Avenue, Great Barr
Birmingham, B43 6QG

Offers Over £425,000

A spacious three double bedroom semi-detached home, set in the sought-after Grove Vale Estate, Great Barr.

Offering off-road parking, front garden and a welcoming hallway, the property features a generous dual aspect through lounge with bay window and double French doors filling the home with natural light.

A well maintained kitchen with a range of units, worktops and breakfast bar provides an excellent base for personal modernisation, while the integral garage adds further versatility.

Upstairs, three genuine double bedrooms are complemented by a modern tiled shower room with heated towel rail.

The rear garden is a standout feature, offering excellent width and length with patio, lawn and decking areas, plus a substantial insulated garden room with electricity. Currently used recreationally, but ideal for a home office, hobby space or studio use, subject to any necessary permissions.

The garden offers a superb degree of privacy, with a secluded feel and no immediate overlooking, ideal for summer enjoyment. Well placed for local amenities, transport links and respected schools, including Grove Vale Primary and Q3 Academy. In summary, a generously proportioned family home with a versatile garden room, off-road parking and spacious accommodation throughout.

Viewing highly recommended.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Sandwell 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



Hall
2.35m (7'9") x 1.67m (5'6")

Living Room 7.25m (23'9") x 3.19m (10'6")

Kitchen Area 3.61m (11'10") x 3.11m (10'2")

Side Passage 8.76m (28'9") x 1.07m (3'6")

Bedroom 1 4.47m (14'8") x 3.18m (10'5")

Bedroom 2 4.20m (13'9") x 2.94m (9'8")

Bedroom 3 3.22m (10'7") x 2.56m (8'5")

W.C 1.75m (5'9") x 1.21m (4')

Shower Room 3.11m (10'2") max x 2.92m (9'7")

Garden House/ Gym
7.95m (26'1") x 5.53m (18'2")

Garage 5.35m (17'7") x 2.60m (8'6")







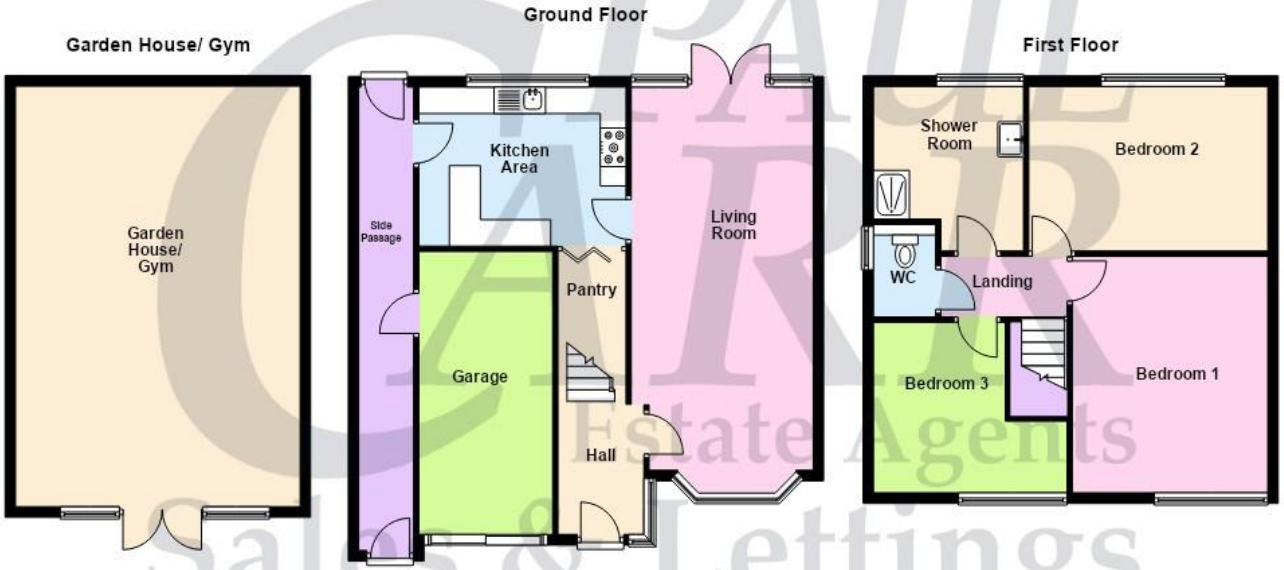




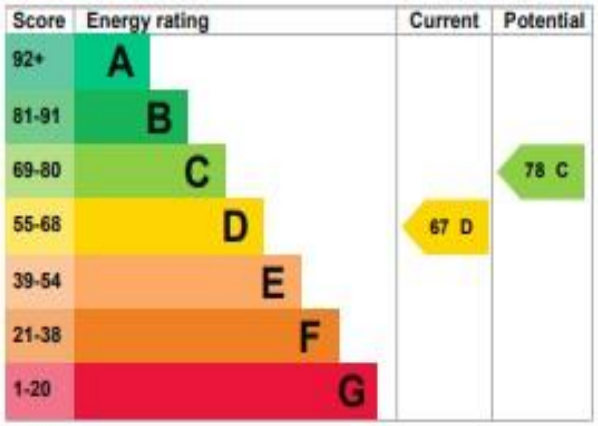


Floor Plan

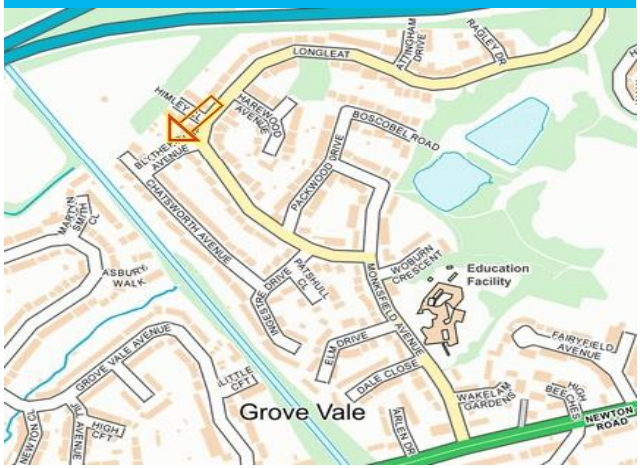
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating



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.