PAUL CARR Estate Agents
Sales & Lettings

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Charlemont Avenue,
West Bromwich, B71 3BZ

Offers Over £375,000

Situated on a quiet road, this extended four-bedroom semi-detached home offers spacious, modern accommodation, making it an excellent choice for families. Well presented throughout and set behind a front driveway, the property also benefits from a side garage, ideal for storage or offering potential for conversion, subject to the necessary permissions.

A welcoming reception hall leads into the spacious front lounge, where a large bay window allows plenty of natural light to fill the room. The separate dining room features double doors opening into the lounge, creating a fabulous flow between the reception spaces, ideal for family life and entertaining. The well-presented breakfast kitchen offers ample fitted units and space to enjoy casual meals.

Upstairs, the property boasts four good-sized double bedrooms, each well presented and offering flexibility for growing families or those needing space to work from home. A modern family bathroom completes the accommodation, featuring both a bath and a separate shower cubicle.

Outside, the generous rear garden provides a tranquil retreat, with a patio area ideal for outdoor dining and steps leading down to the remainder of the garden.

Offering plenty of space to relax, entertain and play, it is a wonderful setting to enjoy the summer months. Book your viewing today and discover the space this family home has to offer!

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Birmingham City Council.

Services Connected: Electric, Gas. Water & Drainage

Viewings: Strictly via appointment through our Hamstead Residential Sales Department on 0121 358 4444

or via Hamstead@paulcarrestateagents.co.uk



Porch

Reception Hall 4.68m (15'4") x 2.00m (6'7")

Lounge 4.80m (15'9") into bay x 3.81m (12'6")

Dining Room 5.08m (16'8") into bay x 3.65m (12')

Kitchen 3.49m (11'5") x 3.36m (11')

Landing

Bedroom 1 4.87m (16') into bay x 3.38m (11'1")

Bedroom 2 4.95m (16'3") into bay x 3.39m (11'1")

Bedroom 3 3.82m (12'6") x 3.33m (10'11")

Bedroom 4 4.34m (14'3") x 2.58m (8'6")

Bathroom 2.41m (7'11") x 2.38m (7'10")

Garage 4.64m (15'3") x 2.66m (8'9")







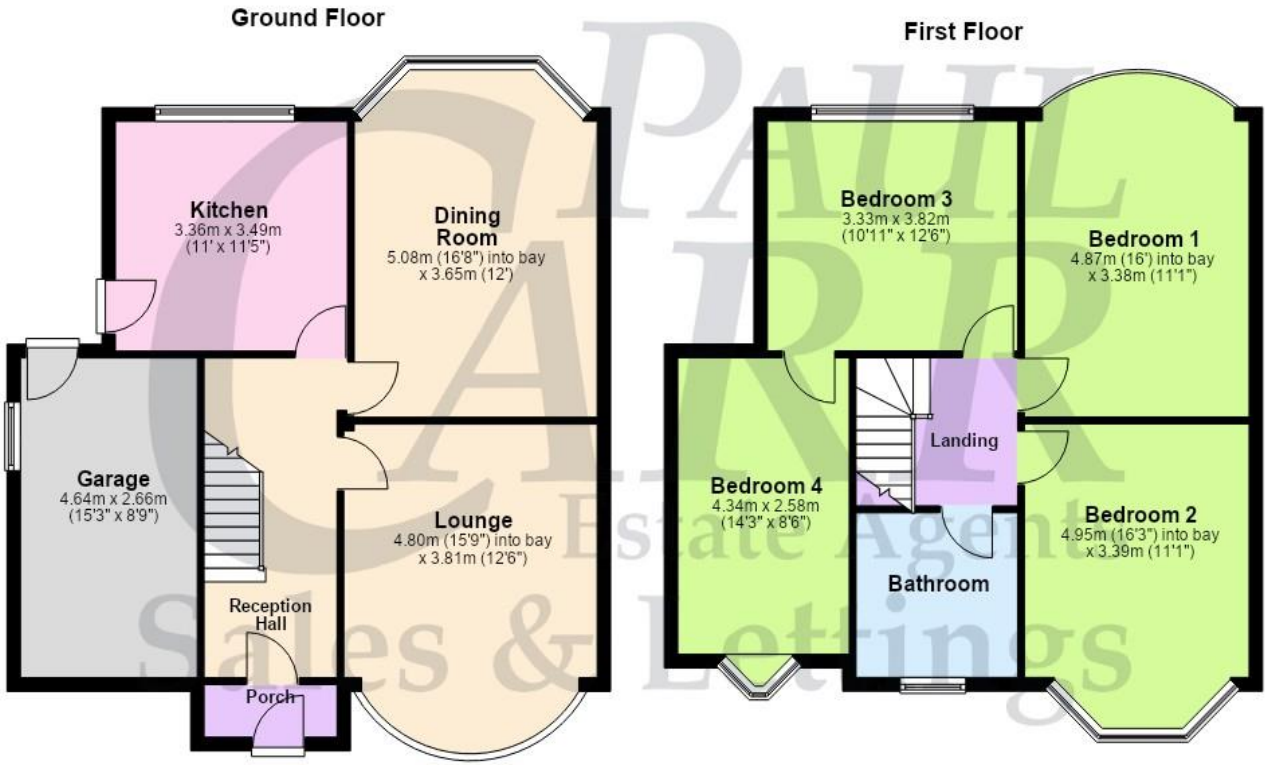






Floor Plan

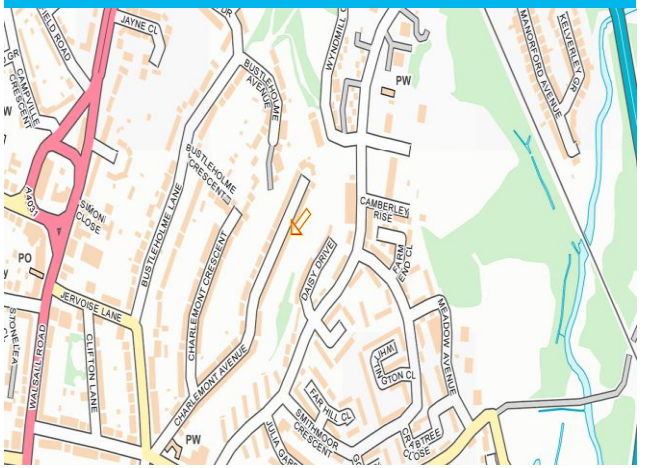
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

NEW INSRUCTION AWAITING EPC

Map Location










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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: 27th October 2026

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 £47.50 + VAT (£57 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.