



Monksfield Avenue, Great Barr
Birmingham, B43 6AP

Offers Over £425,000

Extended Three Bedroom Detached Family Home | Grove Vale Estate | Chain Free | Private Rear Garden | Garage & Driveway | Further Potential

Situated within one of the most sought-after pockets of Great Barr, on the popular Grove Vale Estate, Monksfield Avenue presents an excellent opportunity to acquire this three-bedroom detached family home, which has been thoughtfully extended and is offered to the market chain free.

The property occupies a particularly appealing position, providing generous accommodation throughout, excellent outdoor space and further potential for the discerning buyer. Its location is also highly convenient, being well placed for a selection of well-regarded local schools, including Grove Vale Primary School and Q3 Academy, alongside local amenities, transport links and recreational spaces.

The property immediately makes a positive first impression, with a substantial block-paved driveway providing parking for approximately four to five vehicles, in addition to the garage. There is also potential to extend above the garage, subject to the necessary planning permissions and building regulations, providing an exciting opportunity for further enhancement in the future.

Upon entering, the property opens into a welcoming and spacious entrance hallway, providing access to the principal ground-floor accommodation. The front lounge is a well-presented reception room, benefiting from a prominent bay window overlooking the front elevation, allowing plenty of natural light to enter the room. The neutral and well-maintained décor provides a comfortable setting for relaxing and everyday family life. Continuing through the property, you reach the impressive extended kitchen and dining area. The kitchen is fitted with a good range of base units, providing ample storage and preparation space, alongside integrated appliances and additional space for freestanding appliances.

The kitchen extension significantly enhances the property's overall footprint and creates a practical hub for family living. Further reception and dining accommodation provides the property with an excellent degree of versatility.

The additional dining area and extended lounge/reception space offer plenty of room for family gatherings, entertaining guests or simply providing separate areas for different members of the household. The ground floor is completed by the integral garage, which provides useful storage and parking facilities. Given its size and position, there is also potential for the garage to be converted to provide an additional reception room, home office, playroom or other useful living accommodation, subject to the necessary planning permissions, building regulations and consents.

Moving upstairs, the property provides three bedrooms. The first two are well-proportioned double bedrooms, with the second bedroom also benefiting from a water connection, providing additional flexibility for future use or adaptation. The third bedroom is a good-sized single bedroom, making it ideal as a child's bedroom, nursery, home office or dressing room depending on the buyer's requirements.

The accommodation is completed by a family bathroom, fitted with a bath and overhead shower, together with a separate W.C, providing additional convenience for a busy family household.

Externally, the rear garden is another particular feature of the property. The garden enjoys a good degree of privacy and seclusion, with no direct overlooking, creating a pleasant outdoor environment for families and entertaining. The garden incorporates a patio area, lawn and additional outdoor space, providing a versatile setting to be enjoyed throughout the warmer months.

The location is another major attraction. Monksfield Avenue is positioned within the popular Grove Vale Estate in Great Barr, providing convenient access to local amenities around the Scott Arms, as well as Red House Park, offering excellent nearby green space.

The area is well served by local bus routes, while road links provide convenient access towards the M6 motorway and wider Birmingham and West Midlands road network. Overall, this is a substantial and versatile three-bedroom detached home, combining generous internal accommodation with excellent parking, a private rear garden and significant scope for further improvement.

The combination of its detached position, extended accommodation, chain-free status, sought-after location and future potential makes this a property that is likely to appeal strongly to families and buyers looking to put their own stamp on a long-term home.

Viewing is highly recommended to fully appreciate the accommodation, proportions and potential this property has to offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C 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



Hallway

5.51m (18'1") x 1.97m (6'6")

Living Room

5.42m (17'9") x 3.46m (11'4")

Dining Room 1

3.37m (11'1") max x 2.49m (8'2")

Kitchen Extension

2.61m (8'7") x 2.49m (8'2")

Dining Room 2

3.35m (11') x 2.94m (9'8")

Additional Lounge Extension

2.97m (9'9") x 2.61m (8'7")

Garage

7.52m (24'8") x 2.86m (9'5")

Bedroom 1

4.19m (13'9") x 3.18m (10'5")

Bedroom 2

3.61m (11'10") max x 3.21m (10'6")

Bedroom 3

2.99m (9'10") max x 2.22m (7'3")

WC

1.35m (4'5") x 0.78m (2'7")

Bathroom

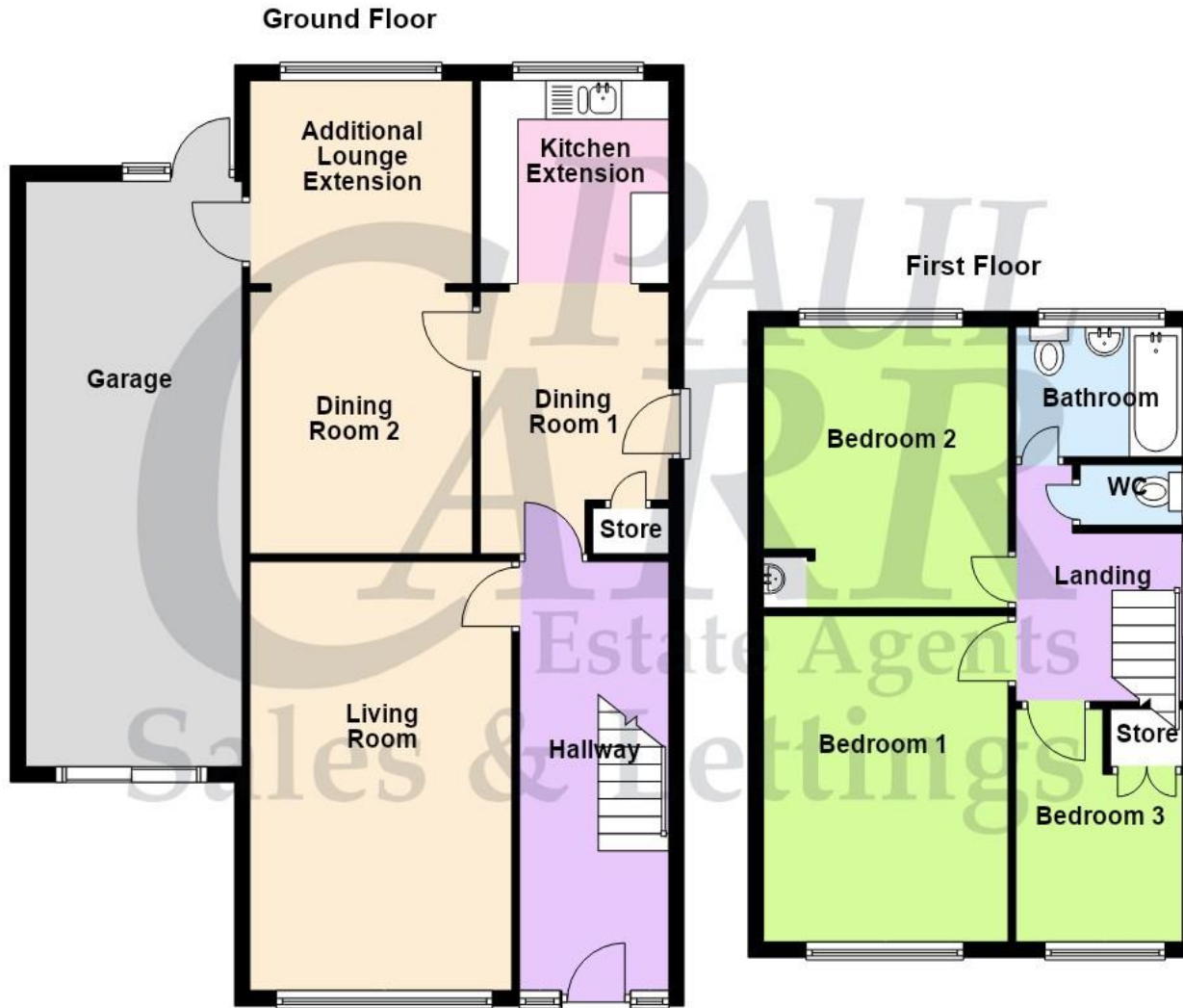
2.20m (7'3") x 1.67m (5'6")





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:

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