



Grove Vale Avenue, Great Barr
Birmingham, B43 6DE

£720,000

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Set on the ever popular Grove Vale Avenue an opportunity arises to purchase a brand new detached family home.

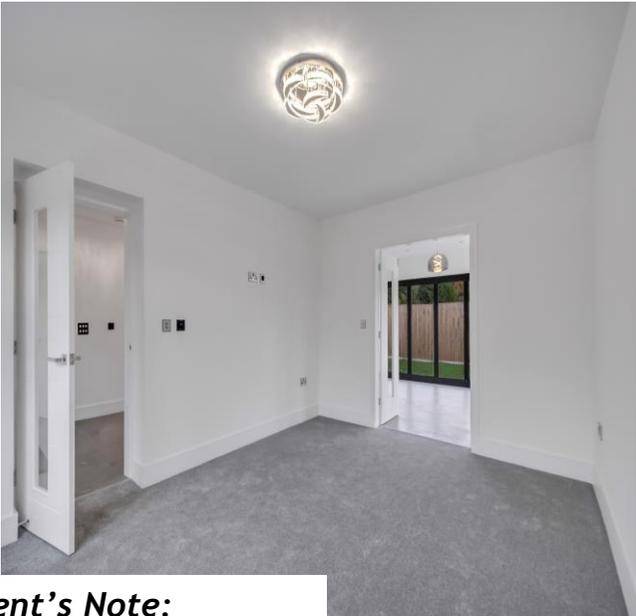
Approached via the block paved driveway which provides parking for several vehicles, inspection reveals the bright and spacious entrance hall with a storage cupboard and a guest WC off. There are two reception rooms, both generously proportioned with windows to the fore, with one having double doors opening to the rear living space. A door from the entrance hall also opens to the stunning open plan living/dining/kitchen area which boasts an excellent range of fitted units with integrated appliances, quartz work surfaces, centre island and bi fold doors to the side and rear. Complementing the kitchen is a separate utility, which could be a separate spice kitchen which has a courtesy door to the integral garage.

Stairs from the entrance hall rise to the feature first floor landing which has doors radiating to four double bedrooms, two of which benefit from an ensuite shower room which is fully tiled, whilst the principal bathroom benefits from both a free standing bath and a separate shower.

Outside to the rear the enclosed rear garden has a paved patio area from the house as well as a further paved seating area whilst being laid to lawn and having fencing to neighbouring boundaries.

With the benefit of solar panels with battery storage, underfloor heating to the ground floor and well regarded schools locally, this offers an excellent opportunity for a family to own an exclusive, modern home in a popular location





Property Specification

BRAND NEW DETACHED FAMILY HOME
FOUR BEDROOMS (TWO WITH ENSUITE SHOWER ROOMS)
LUXURY FAMILY BATHROOM
TWO SEPARATE RECEPTION ROOMS
STUNNING OPEN PLAN KITCHEN/DINING/FAMILY SPACE
SEPARATE UTILITY
GARAGE AND LARGE DRIVEWAY
SOLAR PANELS WITH BATTERY STORAGE

Hallway
WC

Reception Room 4.74m (15'7") x 3.66m (12')
Open Plan Kitchen/Living/Dining
10.85m (35'7") x 4.15m (13'7")
Utility 2.79m (9'2") x 2.69m (8'10")
Reception Room 3.95m (13') max x 3.65m (12')

Garage

Landing

Bathroom

Bedroom 4 4.09m (13'5") max x 1.98m (6'6")
Bedroom 2 4.70m (15'5") x 2.76m (9'1")
En-suite
Bedroom 2 5.22m (17'2") x 3.65m (12')
Bedroom 1 4.21m (13'10") x 3.65m (12')
En-suite

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: 7th November 2025

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.

Viewer's Note:

Services connected: Gas, Electric, Water & Drainage
Council tax band: TBC
Tenure: Freehold
Restrictions: N/A

Floor Plan

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



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Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A	101 A	101 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

