



Jayshaw Avenue, Great Barr  
Birmingham, B43 5RU

Offers Over £270,000



# Great Barr

Offers Over £270,000



Paul Carr Estate Agents are very pleased to present this beautiful extended three bedroom semi-detached property situated close by to the Scott Arms shopping centre and good transport links.

The property is approached via block paved driveway which leads up to the front door.

Internally the hallway has stairs off to the first floor accommodation with an under stairs cloaks cupboard and doors off.

The through lounge and dining area offers a bay window overlooking the front aspect, a feature fireplace and double folding doors leading in to the L-shaped kitchen/dining room with French style doors leading out to the rear garden.

The kitchen consists of a comprehensive range of wall and base units with a rolled edge work surface incorporating a gas hob, oven, extractor and a single sink drainer.

On the first floor there are three bedrooms two double sized and one single bedroom.

The re-fitted family bathroom comprises of a panelled bath with a shower over W.C and a hand wash basin.

The property benefits from having double glazing, central heating and the rear garden is mainly laid to lawn with a raised paved patio area.







### 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: 26th July 2024

## Property Specification

WELL PRESENTED AND EXTENDED FAMILY HOME  
DELIGHTFUL THOROUGH LOUNGE/DINING ROOM  
MODERN L-SHAPED FITTED KITCHEN/DINER  
RE-FITTED BATHROOM

**Hallway**  
13' 10" x 5' 2" (4.21m x 1.57m)

**Lounge**  
10' 5" x 9' 11" (3.17m x 3.02m)

**Dining Area**  
11' 5" x 9' 11" (3.48m x 3.02m)

**L Shaped Kitchen/Diner**  
14' 5" x 5' 2" (4.39m x 1.57m)

**Bedroom One**  
10' 5" x 10' 0" (3.17m x 3.05m)

**Bedroom Two**  
11' 6" x 10' 5" (3.50m x 3.17m)

**Bedroom Three**  
6' 8" x 5' 5" (2.02m x 1.66m)

**Bathroom**  
8' 2" x 5' 3" 2.49m x 1.60m

### Viewer's Note:

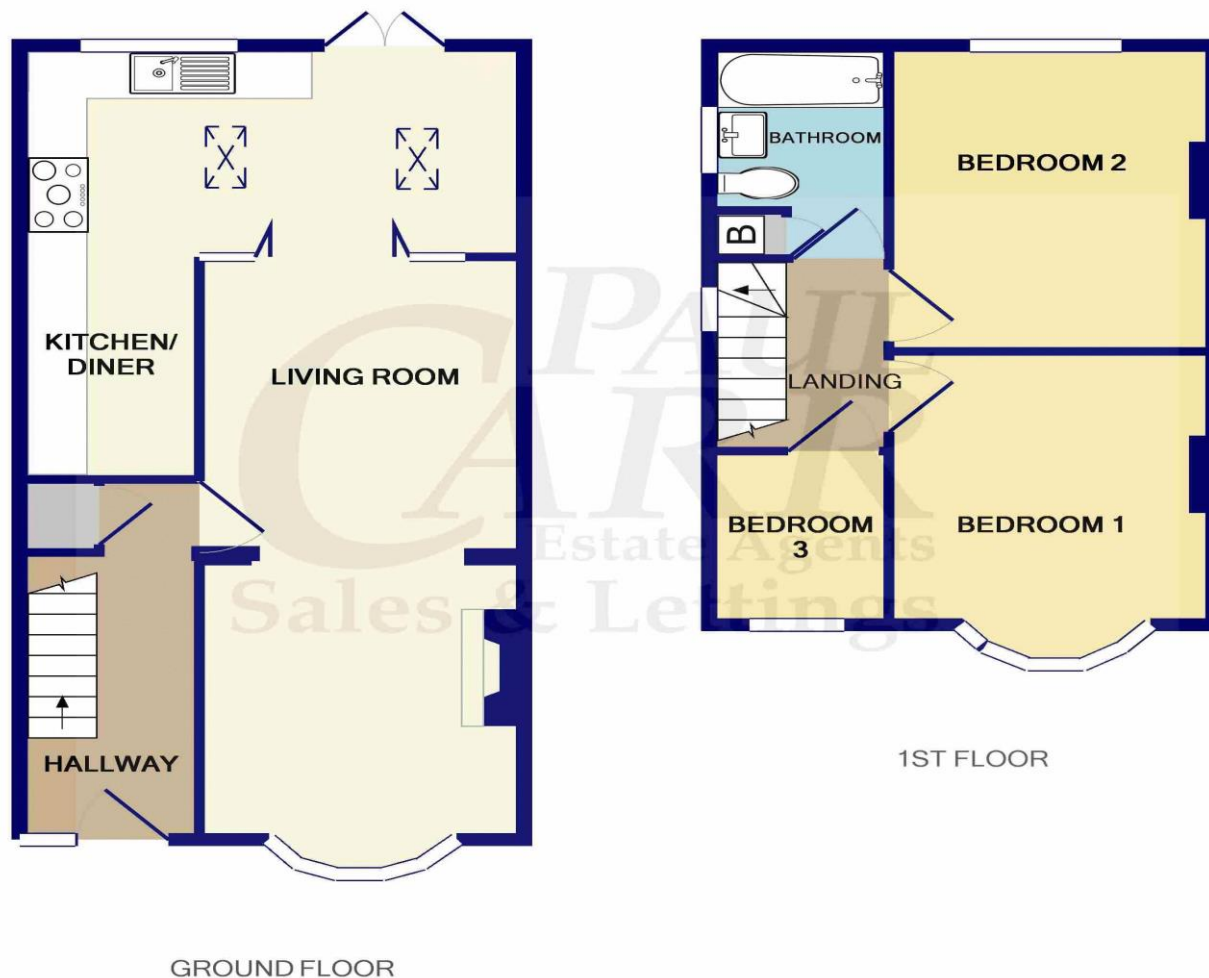
Services connected: mains electricity, gas, water and drainage

Council tax band: C

Tenure: Freehold

# Floor Plan

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



Made with Metropix ©2018

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

