



Grove Vale Avenue, Great Barr
Birmingham, B43 6BZ

Offers Over £390,000

We are delighted to be offering to market this beautiful Four Bedroom Detached Home.

Superbly positioned in a quiet cul-de-sac just off the sought after Grove Vale Avenue absolutely perfect for families.

Upon entry through a good-sized porch, you are welcomed by a hallway with a downstairs toilet with hand wash basin.

Off to the left is a large private lounge space. The kitchen offers a modern selection of wall and base cabinets with quality countertops and cupboard space for everything you need with a fitted larder fridge, gas hob, double oven, microwave and dishwasher.

From the kitchen is a side door into a very useful utility area with fridge and freezer, washing machine and giving access to both front and rear garden. Through the lovely white doors, you enter the closed off dining room with a sliding door opening into the conservatory.

Upstairs opens to a large landing with doors off to four good sized bedrooms with the principal bedroom featuring lovely views over the garden and to the peaceful canal towpath at the rear.

All three bedrooms have fitted wardrobes, the principal bedroom with dressing table and bedroom four/study is fully fitted with desk and storage units and all have T.V aerial points.

Further down the landing is an airing cupboard and access to the modern shower room with walk-in shower, hand wash basin set in vanity unit and storage cupboard, W.C .

Grove Vale Avenue also has a stunning private garden and access to your detached garage.

The property has the added benefit of double glazing throughout and gas central heating with a Worcester combi boiler.

Located conveniently for Grove Vale school and other amenities this family home represents a fantastic opportunity for a long term home.

Call Today to arrange a viewing on 0121 325 1133

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



Lounge
16' 6" x 11' 3" (5.04m x 3.42m)

Dining Room
12' 2" x 9' 7" (3.71m x 2.93m)

Kitchen
12' 2" x 8' 11" (3.71m x 2.73m)

Utility Room
15' 4" x 7' 6" (4.68m x 2.28m)

Conservatory
12' 2" x 11' 5" (3.71m x 3.49m)

Bedroom 1
11' 6" x 10' 11" (3.50m x 3.33m)

Bedroom 2
9' 9" x 10' 1" (2.98m x 3.08m)

Bedroom 3
9' 9" x 8' 1" (2.96m x 2.46m)

Bedroom 4
8' 11" x 7' 11" (2.71m x 2.42m)

Shower Room
6' 3" x 6' 9" (1.90m x 2.05m)





Floor Plan

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

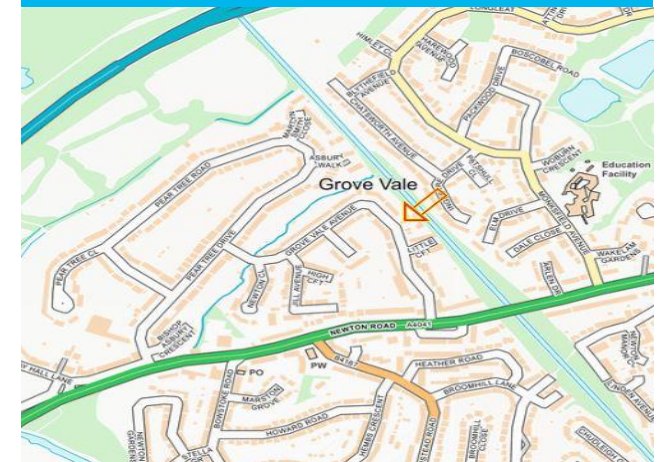


Energy Performance Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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: