



Whitecrest, Great Barr  
Birmingham, B43 6EW

**£270,000**



# Great Barr

£270,000



Whitecrest is a rare opportunity to own an extended & detached bungalow in this sought after location in Great Barr.

The property is approached via off road parking for multiple vehicles and leads up to the front entry & garage.

Internally the hallway has doors off to all rooms. The two double bedrooms are located at the front of the property with one bedroom benefitting from two built in cupboards and bow window. The shower room is located further along the hallway and features a suite of shower, wash hand basin and low level w.c. The lounge is of good proportions with window to side aspect, gas fire and open access into the rear extension. The rear extension is set up as a dining room and is full width with a pleasant aspect towards the garden and feature opening towards the kitchen. The kitchen offers a fitted range of wall and base units, sink with side drainer, work surfaces over, tiled walls, space for gas oven and hob along with further space for fridge freezer. A door at the side of the kitchen leads to a side utility area having base units, stainless steel sink and drainer, plumbing for washing machine, space for dryer and doors to both w.c and rear garden.

The property also features a loft area with ladder access offering further potential scope for conversion.

Externally the rear garden is south facing with a lawned garden, mature shrubs to borders and access to a garage workshop and car port.

The property comes to the market with no upward chain and an internal viewing is highly recommended at your earliest opportunity.







## Property Specification

Detached Bungalow  
Two Double Bedrooms  
Rear Extension  
Fitted Kitchen & Utility  
Spacious Loft with ladder access

### Entrance Hall

#### Lounge

15' 1" x 11' 2" (4.6m x 3.4m)

#### Dining Room

22' 4" x 7' 7" (6.8m x 2.3m)

#### Breakfast Kitchen

10' 10" x 7' 10" (3.3m x 2.4m)

#### Utility room

#### Bedroom One

13' 1" x 11' 0" (4m x 3.35m)

#### Bedroom Two

9' 2" x 9' 10" (2.8m x 3m)

#### Bathroom

### 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: 5th March 2021

### Viewer's Note:

Services connected: mains electricity, gas, water and drainage

Council tax band: D

Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		84
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

## Map Location

