



Bluebell Crescent, Great Barr
Birmingham, B42 2FS

Offers in Excess of £285,000

Great Barr

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Bluebell Crescent is a three bedroom semi detached property situated on the Fore Meadows estate in a sought after area of Great Barr, providing good proximity to local amenities and excellent schools.

To the front of the property, there is designated parking for two cars to the side then pebble borders to the front. Upon entry through a porch/ entrance hall, you are welcomed into the open kitchen dining area. The kitchen consists of modern cream cupboards, with plentiful wall and base units, including integrated dishwasher and space for free standing white appliances, then ample space for a family dining table. Between the kitchen and living room, there is a useful downstairs W.C and under stair storage area. The living room is a good size with plentiful space and double doors leading through to the new addition of a conservatory, perfect for a playroom or snug second living area.

Up on the first floor, there are three bedrooms - two doubles with the master containing an en-suite shower room and a smaller third bedroom.

There is also a family bathroom consisting of bathtub with overhead shower, hand wash basin and low level W.C.

The property benefits from neutral decor throughout that allows for a fresh feeling to the property. With access off the kitchen and conservatory to the garden, there is a extremely useful and fantastic size patio area and a lawned area which is equipped with low maintenance Astro turf.

This property allows for a key ready purchase and viewing is highly recommended.





Property Specification

FORE MEADOWS ESTATE
THREE BEDROOM SEMI DETACHED
MASTER WITH EN-SUITE
OPEN PLAN KITCHEN DINER
DOWNSTAIRS W.C

Porch
6' 1" x 4' 4" (1.85m x 1.33m)

Living Room
17' 2" x 9' 10" (5.22m x 2.99m)

Kitchen
16' 10" x 19' 2" (5.12m x 5.84m)

Downstairs W.C
5' 8" x 3' 7" (1.72m x 1.08m)

Conservatory
6' 11" x 10' 6" (2.1m x 3.19m)

Bedroom 1
12' 10" x 10' 2" (3.92m x 3.1m)

En-suite
7' 3" x 3' 11" (2.2m x 1.2m)

Bedroom 2
15' 9" x 8' 1" (4.81m x 2.46m)

Bedroom 3
10' 5" x 8' 9" (3.18m x 2.66m)

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: 4th October 2024

Viewer's Note:

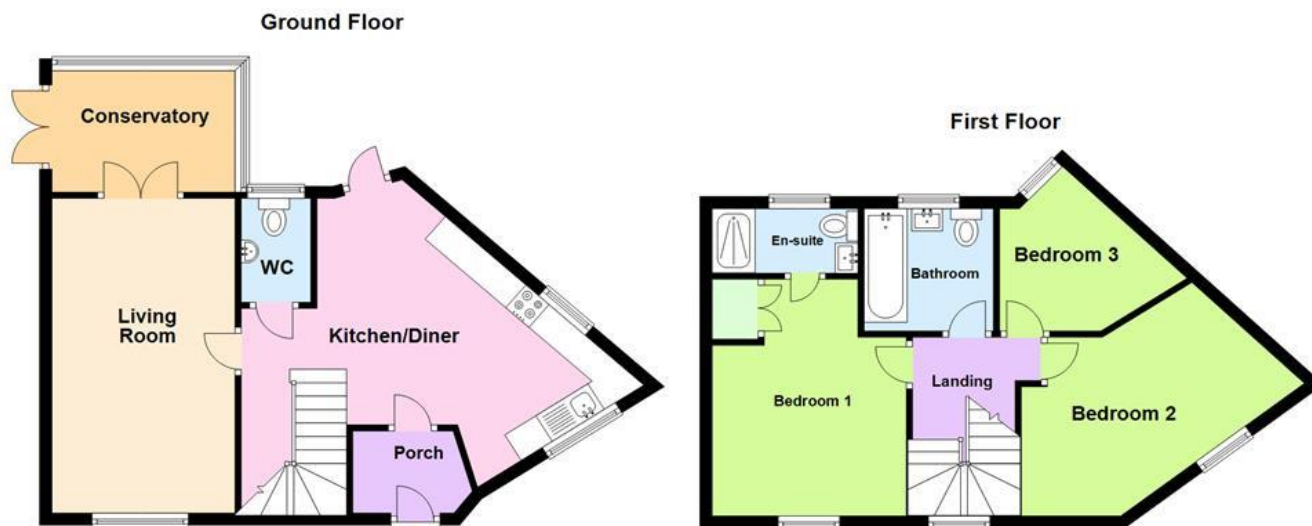
Services connected: mains electricity, gas, water and drainage

Council tax band: C

Tenure: Freehold

Floor Plan

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



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Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	83	
(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

