



Sundial Lane, Great Barr  
Birmingham, B43 6PE

**Offers Over £575,000**



Sundial Lane, Great Barr – Stunning Turn-Key Property Introducing this stunning turn-key property, located on the ever-desirable Sundial Lane. Having undergone an extensive refurbishment to an exceptional standard and thoughtfully extended to offer close to 2,000 sq. ft. of internal living space, this home is the perfect blend of modern comfort and stylish design. Ideally positioned within close proximity to excellent local schools including Whitecrest Primary, the wide range of amenities at Scott Arms Centre, and offering convenient access to the M6 motorway network.

#### Approach –

The property is approached via a substantial driveway set behind secure electric gates and benefits from a double garage and a composite front door. The welcoming entrance hallway is both wide and bright, featuring a useful understairs storage cupboard, integral garage access, and doors leading to the main reception rooms.

#### Ground Floor –

- Front Reception Room – Beautifully presented with high-quality carpets, a feature log burner, bay window, and attractive shutter blinds.
- Second Reception Room – A versatile space with wiring for a wall-mounted TV, feature-effect fireplace, and open access into the showpiece kitchen and dining area.
- Kitchen & Dining Area – The jewel in the crown, designed for modern family living and entertaining. Featuring a premium range of cabinets, central breakfast bar island, engineered oak herringbone flooring, dual bi-folding doors, and skylights flooding the space with natural light. A useful kitchenette/utility area provides extra storage and practicality.
- Study/Home Office – Conveniently positioned with access to both the garage and a sleek contemporary downstairs bathroom.

#### First Floor –

The landing gives access to the original front and rear double bedrooms, both with fitted wardrobes. Two further generously sized bedrooms form part of the extension, including a rear-facing bedroom with en-suite shower room. The principal bedroom enjoys front-facing views, a luxury en-suite shower room, and a spacious walk-in wardrobe. A stylish family bathroom completes the floor, fitted with his-and-hers sinks, a separate shower enclosure, modern bathtub, and elegant tiled flooring.

#### Outside –

The rear garden has been landscaped for both relaxation and practicality, with a patio seating area designed to maximise the sun, a lawn, and secure fencing to the perimeters. Gated access is also available from the adjacent road.

#### Additional Features & Points of Interest –

- Built-in sound system • Electric car charging pod • Bi-folding doors to the garden, ideal for entertaining • Whitecrest Primary School approx. 0.4 miles • Scott Arms Centre approx. 0.3 miles • Asda Supermarket approx. 1.3 miles • M6 Junction 7 approx. 1.1 miles





**Entrance Hallway 23' 4" x 0' 0" (7.1m x 0m)**

**Front Reception Room 15' 5" x 10' 10" (4.7m x 3.3m)**

**Reception Room Two 22' 6" x 10' 10" (6.86m x 3.3m)**

**Open Plan Kitchen & Diner 19' 0" x 31' 4" (5.8m x 9.56m)**

**Kitchen & Utility 9' 2" x 7' 3" (2.8m x 2.2m)**

**Study 7' 3" x 8' 10" (2.2m x 2.7m)**

**Downstairs Bathroom 6' 7" x 8' 2" (2m x 2.5m)**

**Principle Bedroom 19' 0" x 13' 9" (5.8m x 4.2m)**

**Principle En-suite 8' 2" x 4' 7" (2.5m x 1.4m)**

**Bedroom Two 16' 4" x 11' 10" (4.97m x 3.6m)**

**En-suite 7' 10" x 5' 3" (2.4m x 1.6m)**

**Bedroom Three 14' 9" x 11' 2" (4.5m x 3.4m)**

**Bedroom Four 15' 7" x 10' 3" (4.76m x 3.12m)**

**Family Bathroom 12' 3" x 8' 8" (3.74m x 2.64m)**

**Double Garage 20' 8" x 15' 5" (6.3m x 4.7m)**

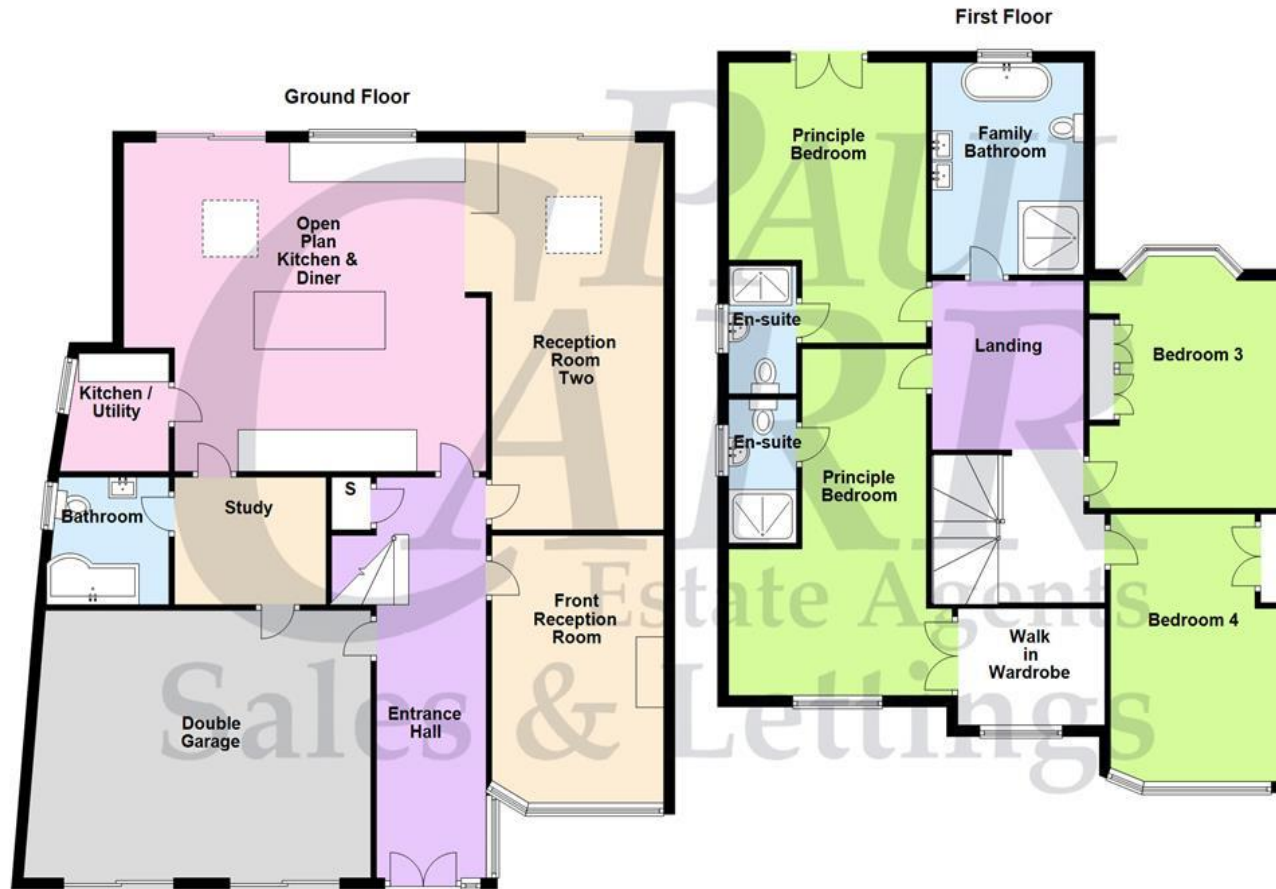







# Floor Plan

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



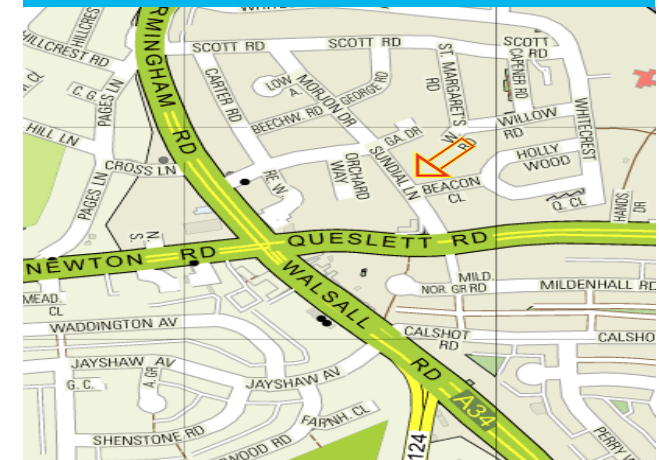
## Energy Performance Rating

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## 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: