



Whitecrest, Great Barr
Birmingham, B43 6EW

Offers in the Region Of £365,000

Situated on the highly sought after Whitecrest estate in Great Barr, this beautifully extended family home offers turnkey living in a well-connected location, moments from local amenities, transport links, and a nearby scenic nature walk ideal for families and professionals alike.

The property is approached via a block paved driveway providing off-road parking and is entered through a secure composite front door, setting the tone for the quality found throughout.

Upon entry, a welcoming hallway gives access to two well-proportioned double bedrooms, ideal for flexible family living, home working, or guest accommodation. The hallway flows seamlessly into the heart of the home, a generously sized rear-extended lounge, designed for modern living and entertaining. This impressive space is further enhanced by double French doors and a bi-fold door, flooding the room with natural light and creating a strong connection to the garden. The rear kitchen extension offers a contemporary kitchen-diner with ample space for dining. Finished in sleek grey gloss cabinetry, the kitchen is fitted with high-quality branded appliances, including an oven, hob, and extractor hood, with additional space for freestanding appliances. Patio doors provide further access to the rear garden, making this an ideal space for everyday family use or hosting.

The thoughtful extensions allow for two additional bedrooms, both offering excellent proportions and versatility, making this a home that grows with its occupants.

The accommodation is completed by a separate guest W.C and a modern family shower room, comprising a hand wash basin, low-level W.C, heated towel rail, and shower unit, finished with stylish grey brick-effect feature wallpaper.

Externally, the private rear garden offers a good degree of seclusion, featuring a patio seating area, a lawned section, and convenient side access to the property.

This is a rare opportunity to acquire a well-extended, move-in-ready home on one of Great Barr's most desirable pockets, combining space, style, and location in equal measure.

Early viewing is strongly recommended.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C 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
21' 2" x 14' 4" (6.44m x 4.38m)

Kitchen
21' 2" x 8' 11" (6.44m x 2.71m)

Bedroom 1
12' 6" x 9' 4" (3.8m x 2.85m)

Bedroom 2
12' 5" x 10' 0" (3.78m x 3.04m)

Bedroom 3
12' 5" x 6' 11" (3.78m x 2.12m)

Bedroom 4
12' 6" x 6' 11" (3.80m x 2.10m)

Shower Room
8' 10" x 4' 0" (2.70m x 1.23m)

W.C
4' 0" x 3' 5" (1.22m x 1.05m)

Shower Room
8' 10" x 4' 0" (2.70m x 1.23m)

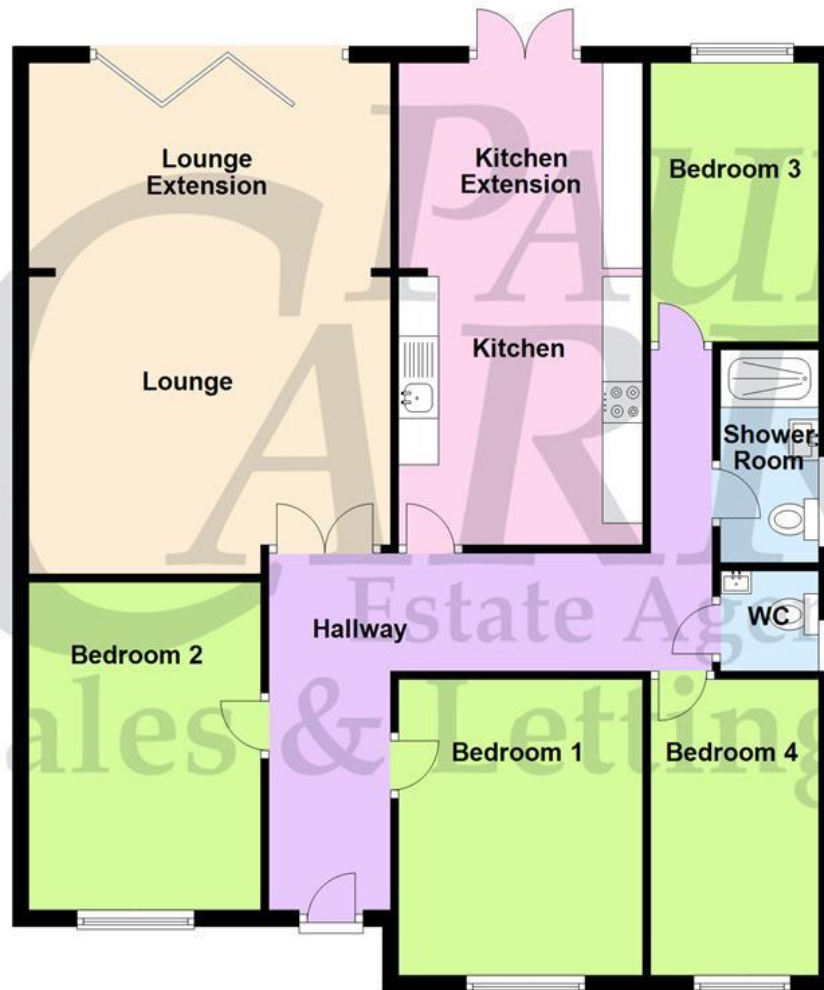




Floor Plan

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

Ground Floor



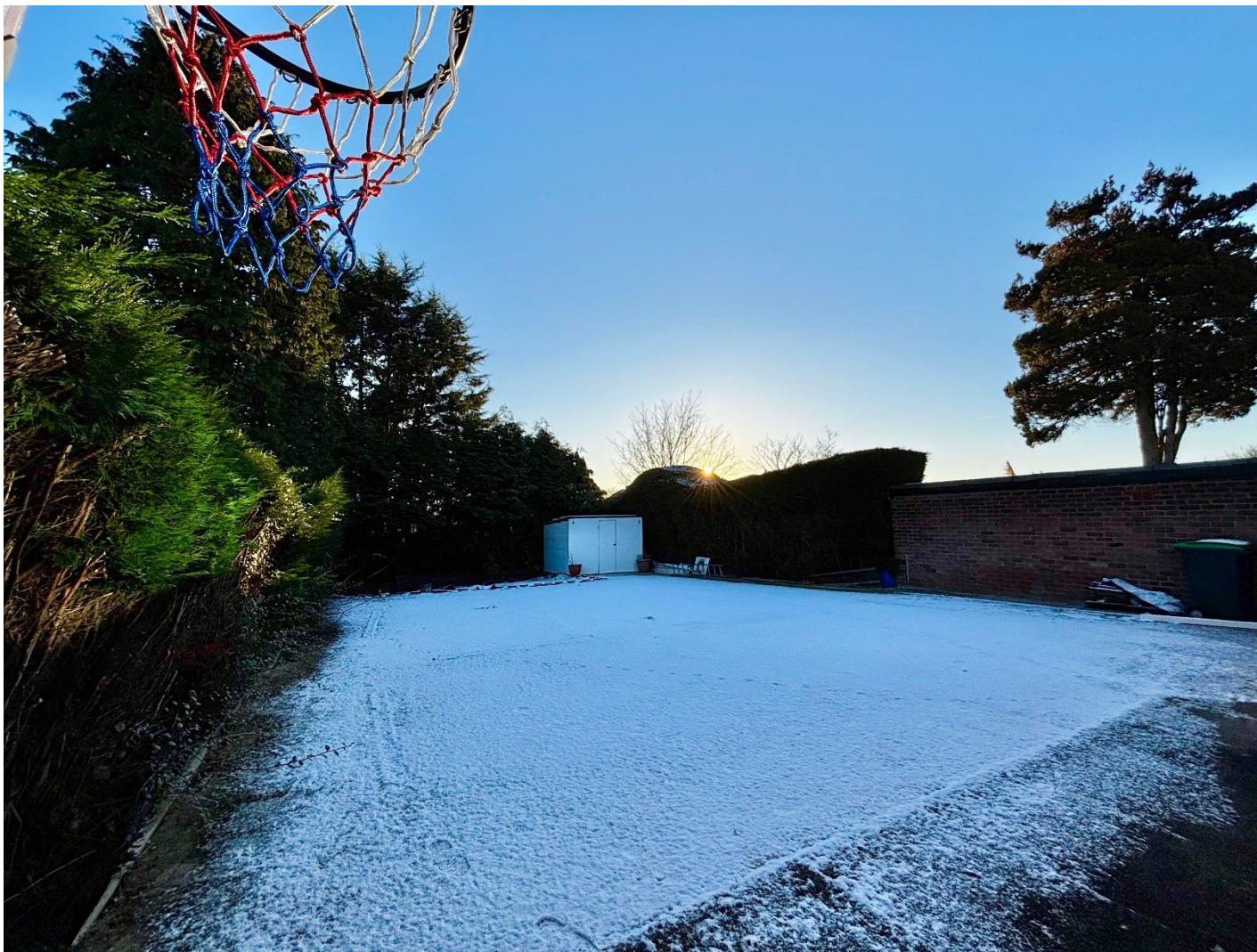
Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

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