



Farnham Close, Great Barr  
Birmingham, B43 5RN

**Offers Over £305,000**

***Paul Carr Estate Agents present an extended WOW factor family home with a bespoke treehouse and premium finishes being offered chain free. Nestled at the end of a quiet cul-de-sac in one of Great Barr's most sought after locations, this exceptional three bedroom extended family home on Farnham Close offers a blend of contemporary style, thoughtful design, and true kerb appeal.***

From the moment you arrive, the property's printed concrete driveway sets the tone, offering parking for multiple vehicles and a sleek, modern welcome. Step inside to a beautifully presented hallway, cleverly enhanced with bespoke pull-out storage under the stairs adding a smart touch of innovation for family living.

Boasting both side and rear extensions, this home is tailored for modern lifestyles. The guest W.C is finished with a stylish round-top basin and low-level toilet, complete with underfloor heating, a feature enjoyed throughout much of the property. The heart of the home is the spacious through lounge, boasting luxurious herringbone flooring, a charming bow window, and a chimney flue ready for a log burner making it ideal for cozy nights in. Timber French doors lead you into one of the home's stand-out features; the kitchen extension. Drenched in natural light from a Velux skylight, the fully integrated kitchen combines premium appliances, glossy grey units, and polished ceramic tiles for a sleek, high-end finish. The addition of utility space brings practical convenience, while the aluminium bi-fold doors open up to a garden that truly has the wow factor. Step outside to discover an inspired outdoor haven to the architecturally designed bespoke treehouse, a true masterpiece of outdoor creativity and functionality. Built with structural support from telegraph poles, this elevated play space is as durable as it is imaginative. Thoughtfully constructed with full insulation and working electricity, it can be used year-round, whether for play, relaxation, or a quirky outdoor retreat. The treehouse is kitted out with floodlights for evening use, a 10ft slide for thrills, and a custom rock climbing wall ensuring endless hours of entertainment. Making this play area an immersive, multi-functional outdoor escape that sets this property apart from anything else on the market. The garden also includes a decked area ideal for BBQs and entertaining, with rear access for added convenience.

Upstairs, a glass panelled landing leads to three well-appointed bedrooms. The primary bedroom offers ample space for a king-sized bed, built-in wardrobes, and a make-up vanity area complete with spotlighting. The second bedroom is another generous double, also with fitted storage, while the third is a well-sized single, perfect for a child's room, guest space or home office. The stylish family bathroom is both functional and luxurious, with dual vanity units, a bath with overhead shower, concealed storage behind mirrors adding a touch of design and convenience. The fully boarded loft is another bonus, featuring a space blanket for better insulation, full electrics, and lighting offering excellent storage or potential for conversion. This is more than just a home it's a lifestyle upgrade.

With premium finishes, thoughtful design throughout, and unique features that truly stands out, this chain-free property is ready to impress. Early viewing is highly recommended to truly appreciate what this home has to offer.

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





**Hall**  
**15' 11" x 5' 11" (4.86m x 1.81m)**

**W.C**  
**7' 1" x 3' 0" (2.15m x 0.91m)**

**Utility**  
**5' 7" x 2' 3" (1.75m x 0.69m)**

**Lounge**  
**24' 3" x 10' 5" (7.38m x 3.17m)**

**Kitchen/Diner**  
**9' 2" x 9' 0" (2.79m x 2.75m)**

**Kitchen/Diner**  
**8' 11" x 17' 0" (2.72m x 5.18m)**

**Bathroom**  
**9' 0" x 5' 5" (2.75m x 1.65m)**

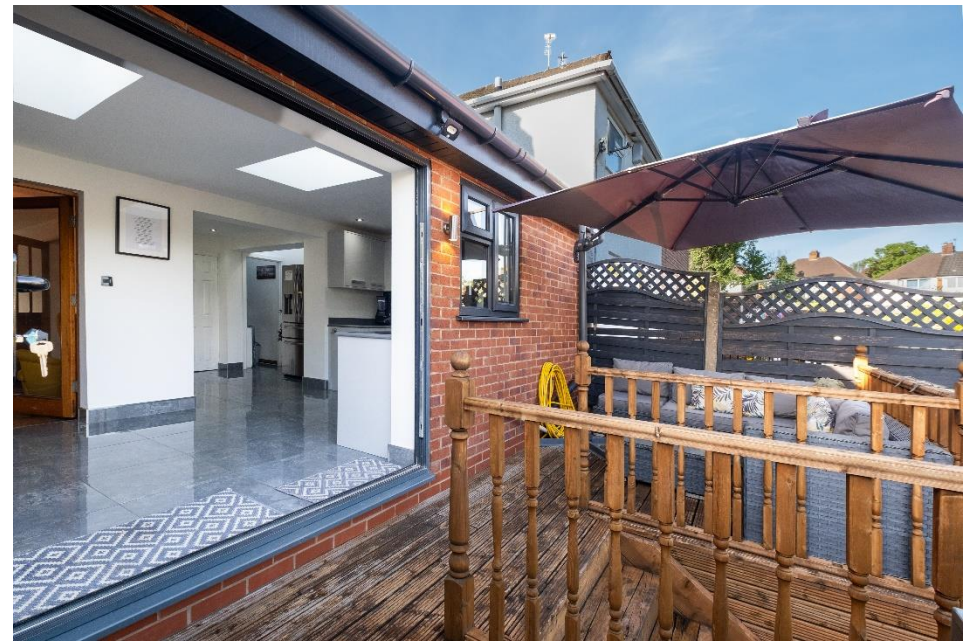
**Bedroom 1**  
**12' 0" x 10' 0" (3.66m x 3.04m)**

**Bedroom 2**  
**12' 11" x 10' 5" (3.93m x 3.17m)**

**Bedroom 3**  
**8' 0" x 5' 10" (2.45m x 1.78m)**



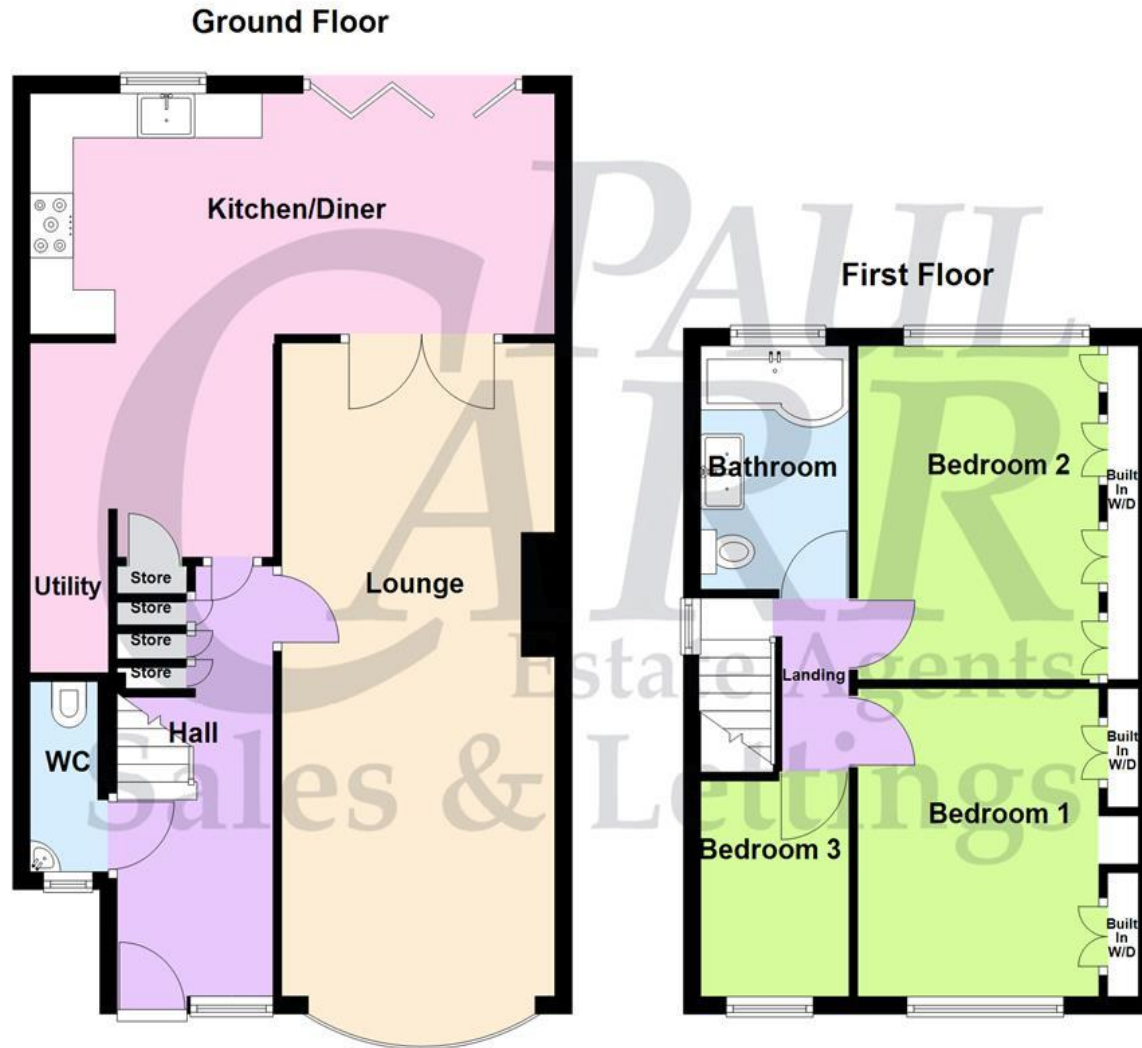






# Floor Plan

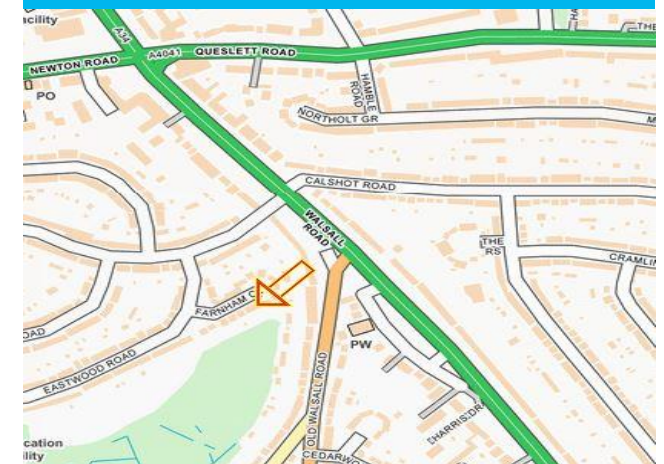
*This floor plan is not drawn to scale and is for illustration purposes only*



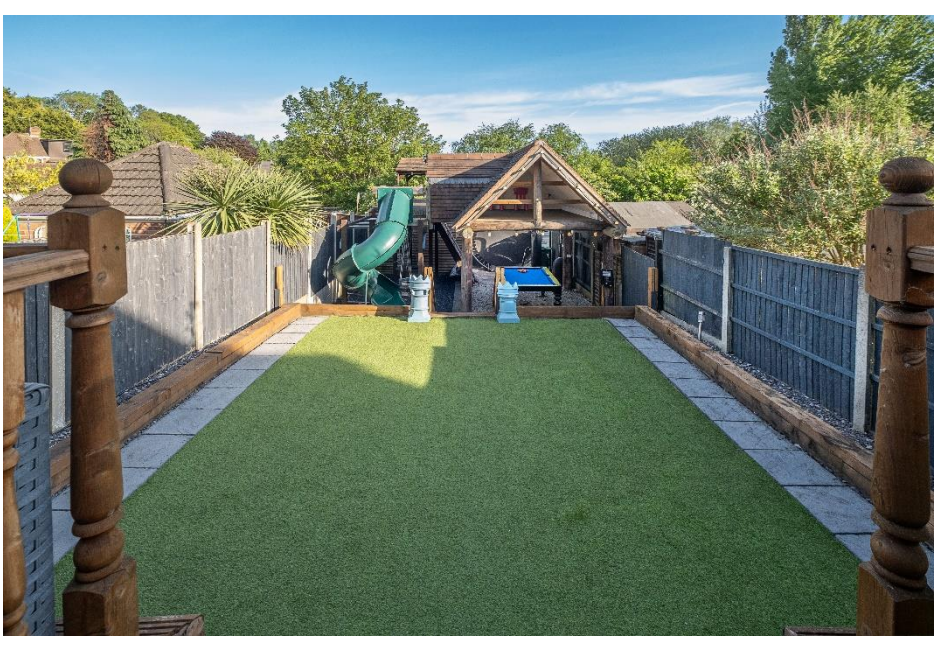
## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	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: