



Lammermoor Avenue, Great Barr  
Birmingham, B43 6ET

£300,000

***We are delighted to bring to market this beautifully presented, key-ready bungalow, offering buyers the rare opportunity to move straight into a modernised and well-maintained home.***

Situated on the highly regarded Whitecrest Estate, the property enjoys a convenient location within easy reach of local shopping at the Scott Arms, a range of nearby amenities, and excellent transport links including the M6 motorway network.

### **Property Highlights**

- **Large private driveway** providing ample off-road parking
- **Welcoming entrance hallway** creating an immediate sense of space
- **Three bedrooms**, comprising two generous doubles and one single room
- **Modernised shower room** featuring a large walk-in shower enclosure with stylish tiling, a sleek dark grey vanity unit with integrated storage, and W.C
- **Spacious living room** with quality carpeting, an inbuilt storage cupboard, and a recessed area ideal for a home-working desk or study space
- **Impressive conservatory** enjoying pleasant views over the landscaped rear garden and providing a versatile additional reception space

**Externally** • Large recessed garage with power and lighting offering secure storage or further potential

- A true standout feature is the **beautifully maintained landscaped garden**, showcasing a blend of sleeper-style raised flower beds, lawned areas, and an attractive decked patio area—ideal for outdoor entertaining

**Realistically priced and genuinely move-in ready, this superb bungalow is expected to attract strong interest.  
Early viewing is highly 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](mailto:Greatbarr@paulcarrestateagents.co.uk)



**Entrance Hall**  
6' 6" x 6' 7" (1.97m x 2m)

**Lounge**  
11' 2" x 13' 1" (3.4m x 4m)

**Conservatory**  
9' 2" x 14' 9" (2.8m x 4.5m)

**Kitchen**  
8' 10" x 9' 2" (2.7m x 2.8m)

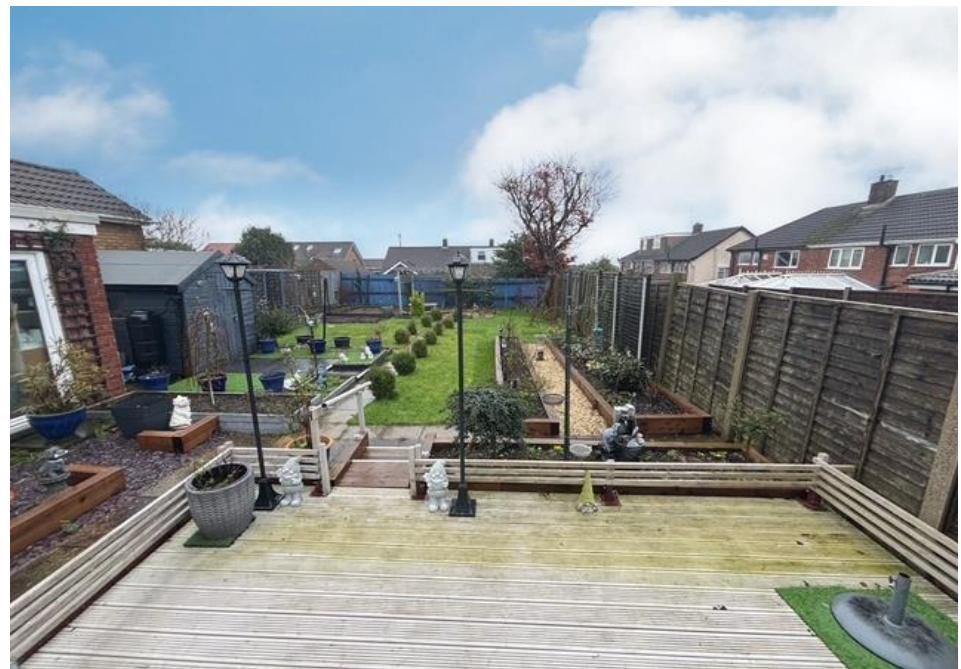
**Bedroom One**  
12' 10" x 9' 6" (3.9m x 2.9m)

**Bedroom Two**  
10' 10" x 9' 10" (3.3m x 3m)

**Bedroom Three**  
8' 6" x 9' 10" (2.6m x 3m)

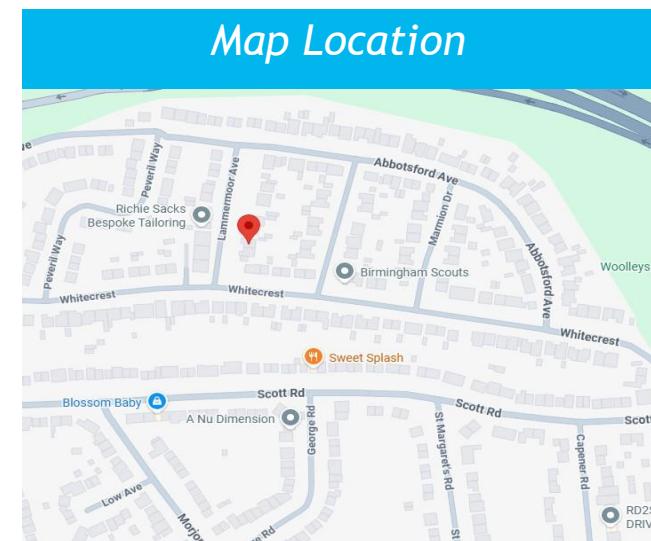
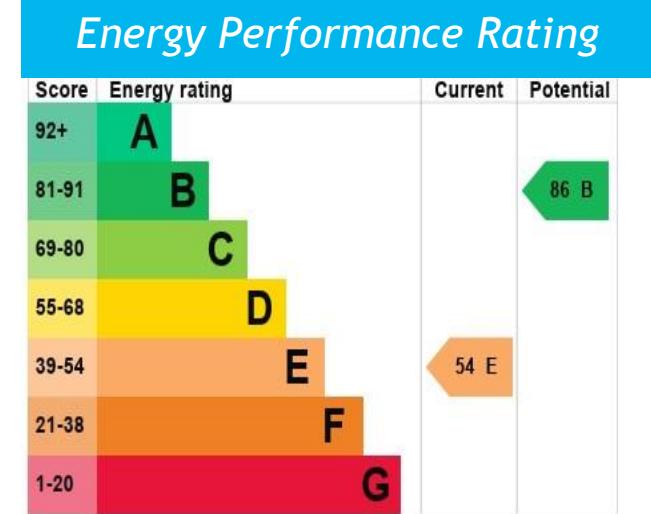
**Shower Room**  
7' 10" x 6' 3" (2.4m x 1.9m)

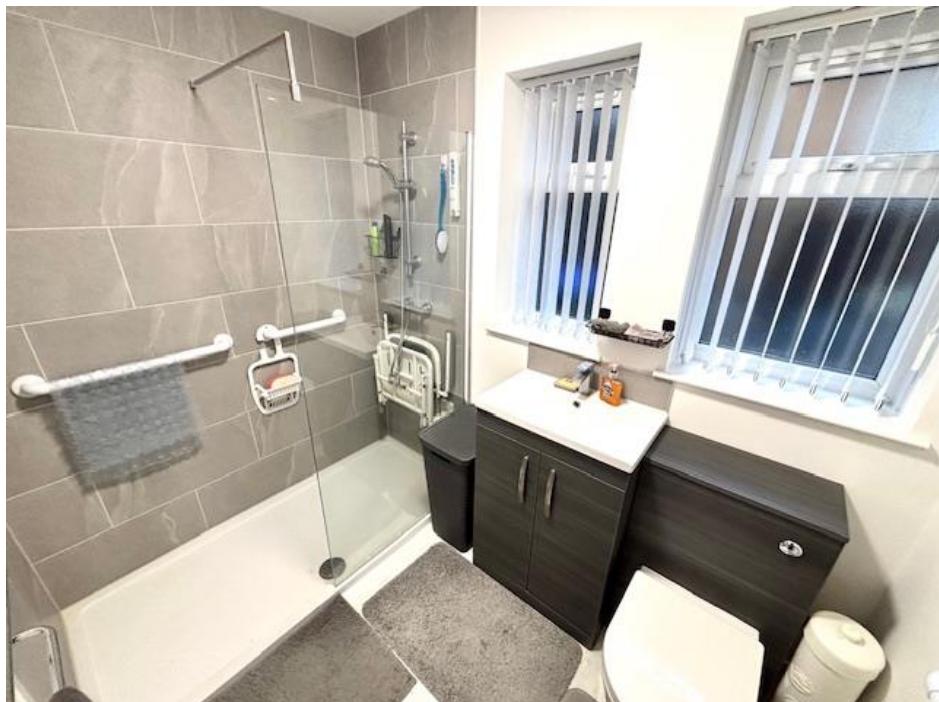
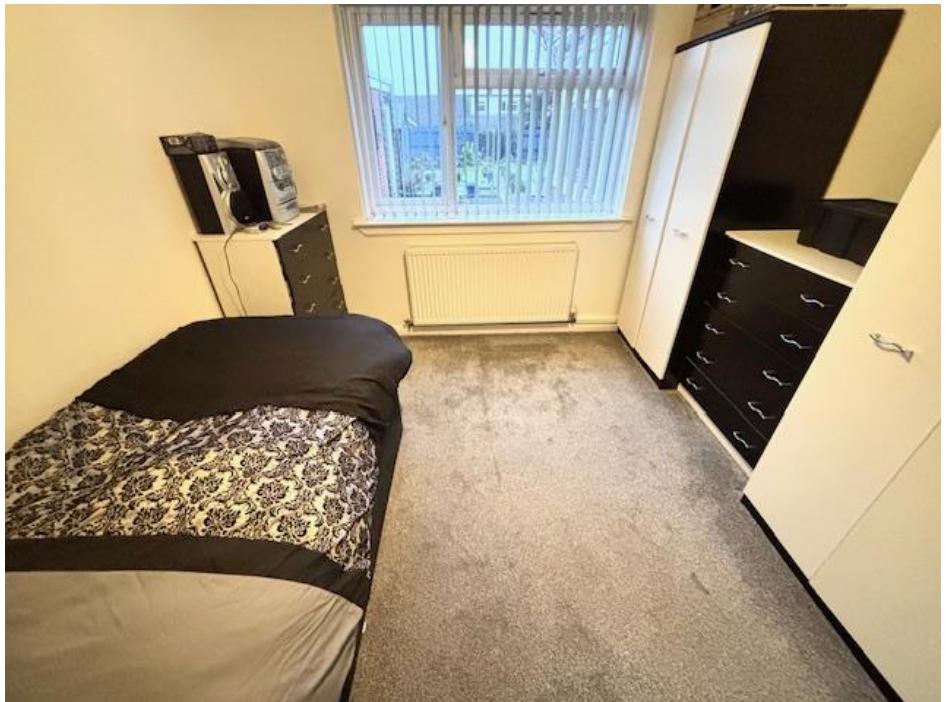




# Floor Plan

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







### 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.