



Little Croft, Great Barr
Birmingham, B43 6DA

£290,000

Great Barr

£290,000



Paul Carr Estate Agents are delighted to bring to market a great opportunity to purchase this three bedroom detached family home situated on a quiet cul-de-sac just off Grove Vale Avenue.

This unique home is located on the popular Pear Tree Estate and is close to local amenities, the outstanding Grove Vale Primary School, and links to the M6 Motorway.

Approached via a block paved driveway and entering through a secure porch.

The lower ground level accommodates the entrance hall and a very spacious garage. Heading up the stairs to the first floor are two large double bedrooms and a smaller third with a walk-in shower.

The extended living room consists of a bow window, beautiful fireplace with a brick fire surround and access into the formal dining room. The living room also gives access to a welcoming conservatory. The kitchen offers plentiful wall and base units with a grey rolled edge worksurface, tiled splash back, electric hob, oven, sink unit with side drainer and space for other integral appliances such as a fridge and dishwasher. The generously sized family bathroom offers a bath with shower over, sink unit and W.C and is decorated with a mostly tiled finish.

Externally, the home has a two tiered garden, decorated with shrubs and fencing to the perimeter.

Viewing this home is essential with its quirky and characterful layout and furthermore it also has the added benefit of being offered to the market with no upward chain.





Property Specification

DETACHED FAMILY HOME
THREE BEDROOMS
LARGE LIVING ROOM
INTEGRAL GARAGE
PRIVATE GARDEN

Porch 4' 7" x 9' 2" (1.4m x 2.8m)

Entrance Hall 11' 10" x 9' 2" (3.6m x 2.8m)

Garage 16' 5" x 12' 2" (5m x 3.7m)

Bedroom One 12' 10" x 11' 6" (3.9m x 3.5m)

Bedroom Two 12' 10" x 9' 5" (3.9m x 2.88m)

Bedroom Three 9' 6" x 9' 6" (2.9m x 2.9m)

Lounge 23' 4" x 12' 10" (7.1m x 3.9m)

Dining Room 8' 10" x 12' 2" (2.7m x 3.7m)

Kitchen 7' 3" x 12' 2" (2.2m x 3.7m)

Bathroom 7' 3" x 8' 2" (2.2m x 2.5m)

Conservatory 6' 3" x 9' 10" (1.9m x 3m)

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:

Viewer's Note:

Services connected: mains gas, electricity, water and drainage

Council tax band: E

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

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

