



Whitecrest, Great Barr  
Birmingham, B43 6EN

Guide Price £340,000

Welcome to Whitecrest; a well maintained three bedroom semi-detached with heaps of potential!

The property occupies a corner plot with a large front garden, driveway, and detached garage.

Approached via generous frontage, there is entry through a secure porch into a good size hallway. Downstairs comprises of a lounge/dining room with front bay window, central fireplace and sliding doors to external patio. The kitchen is of good proportion with traditional wall and base units, with sink and drainer overlooking garage and eye level oven with separate hob.

The first floor offers three good sized bedrooms, with two comfortable double bedrooms benefiting from fitted wardrobes and a bigger than normal third bedroom. The family shower room is newly refitted, all finished off with stylish tiles.

Externally, there is an extremely well-kept rear garden which is mainly lawned with shrub borders.

There is also access to the detached garage which is a good size.

Viewing is highly recommended on this property that offers plentiful scope to extend/modernise (STPP) and offers prime location, directly opposite Whitecrest fields.

**Tenure:** We can confirm the property is Freehold.

**Council Tax Band:** We can confirm the Council Tax Band C is 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)



**Lounge/ Dining Room**  
24' 7" x 13' 5" (7.5m max x 4.1m max)

**Kitchen**  
10' 10" x 8' 2" (3.3m x 2.5m)

**Bedroom One**  
13' 9" x 10' 10" (4.2m x 3.3m)

**Bedroom Two**  
10' 2" x 10' 10" (3.1m x 3.3m)

**Bedroom Three**  
6' 3" x 8' 2" (1.9m x 2.5m)

**Shower Room**  
5' 3" x 8' 2" (1.6m x 2.5m)

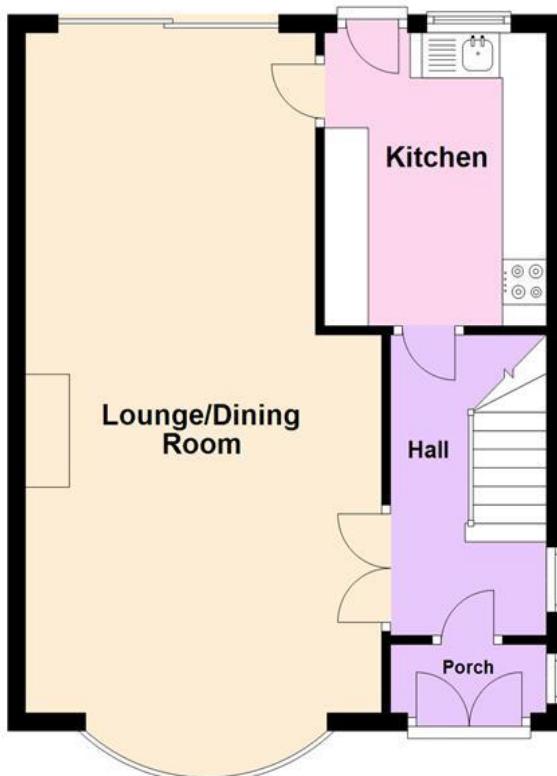




# Floor Plan

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

## Ground Floor

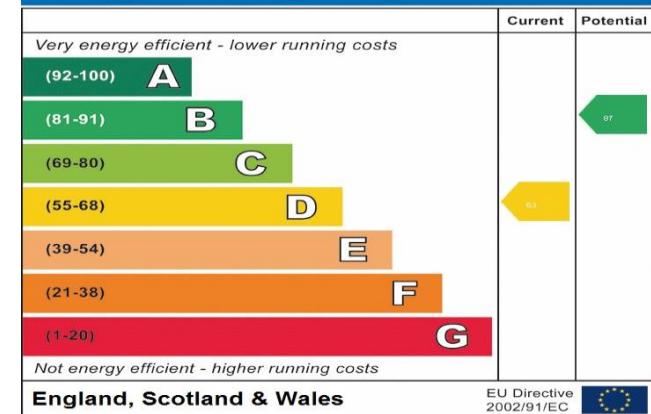


## First Floor

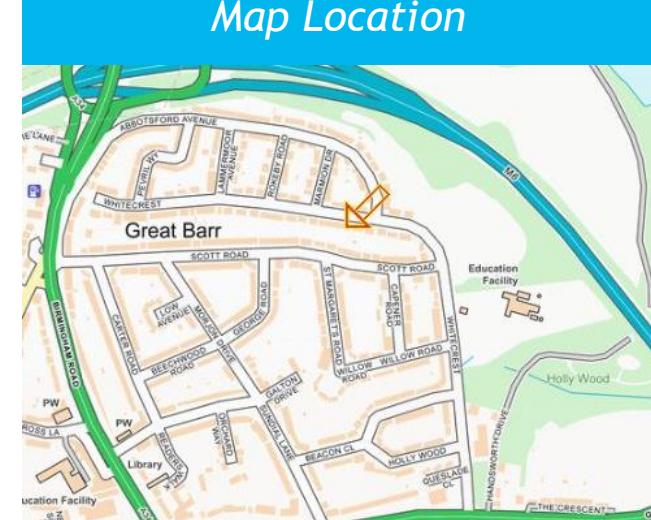


## Energy Performance Rating

### Energy Efficiency Rating



## 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: 20th April 2023