



Bluebell Crescent, Great Barr
Birmingham, B42 2FS

Offers in the Region Of £295,000

Great Barr

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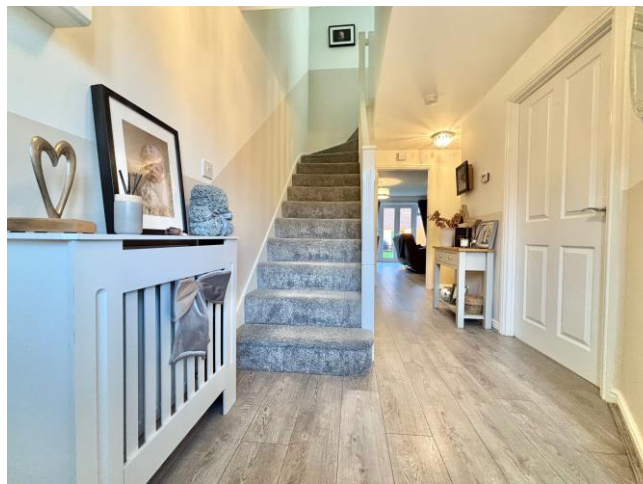
Situated on the ever-popular Fore Meadows Estate in Great Barr Paul Carr Estate Agents are pleased to present this modern-build semi-detached property offering well-proportioned accommodation, contemporary finishes, and excellent versatility—ideal for growing families and professional buyers alike.

The property is approached via a tandem driveway, providing off-road parking, and is entered through a welcoming entrance hallway. Immediately to the right is the kitchen/breakfast room, finished with stylish gloss floor tiling and sleek sage-green wall and base units. The kitchen benefits from an integrated oven, hob and extractor, with ample space for a breakfast table, making it a practical yet social area for everyday living. Also located on the ground floor is a guest W.C., a valuable convenience for busy households. To the rear of the property, the well-presented lounge offers generous space for both relaxing and dining. Double French doors flood the room with natural light and provide direct access to the rear garden, creating a seamless indoor-outdoor flow.

Upstairs, the landing provides access to all rooms. The family bathroom is finished in a clean white and grey colour scheme and comprises a hand wash basin, W.C., and a bath with overhead shower. The master bedroom is a generous double room and benefits from its own en-suite shower room. Bedroom two is a comfortable double, while bedroom three is larger than the average third bedroom, offering flexibility as a bedroom, home office, or nursery.

Externally, the property features a well-maintained rear garden with space for garden furniture—ideal for entertaining or relaxing. The detached garage adds further appeal, offering versatile use and genuine potential for conversion into an additional living space, already benefiting from working electrics and a Velux window (subject to relevant permissions).

A modern home in a sought-after location, this property combines style, space and future potential, making it a must-see for buyers looking to secure a quality home in Great Barr.





Property Specification

CONTEMPORARY INTERIORS
POPULAR FORE MEADOWS ESTATE
THREE WELL SIZED BEDROOMS
RECESSED DETACHED GARAGE
FAMILY BATHROOM, EN-SUITE, GUEST W.C.

Kitchen/Breakfast Room
3.64m (11'11") x 3.09m (10'2")

Hallway
4.80m (15'9") x 1.72m (5'8")

W.C
1.85m (6'1") x 1.03m (3'5")

Lounge
4.81m (15'9") x 4.71m (15'5")

Bathroom
2.02m (6'8") x 1.68m (5'6")

Bedroom 3
4.80m (15'9") x 2.01m (6'7")

Bedroom 2
3.59m (11'9") x 2.62m (8'7")

Bedroom 1
3.94m (12'11") x 3.09m (10'2")

En-suite
2.01m (6'7") x 1.66m (5'5")

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:

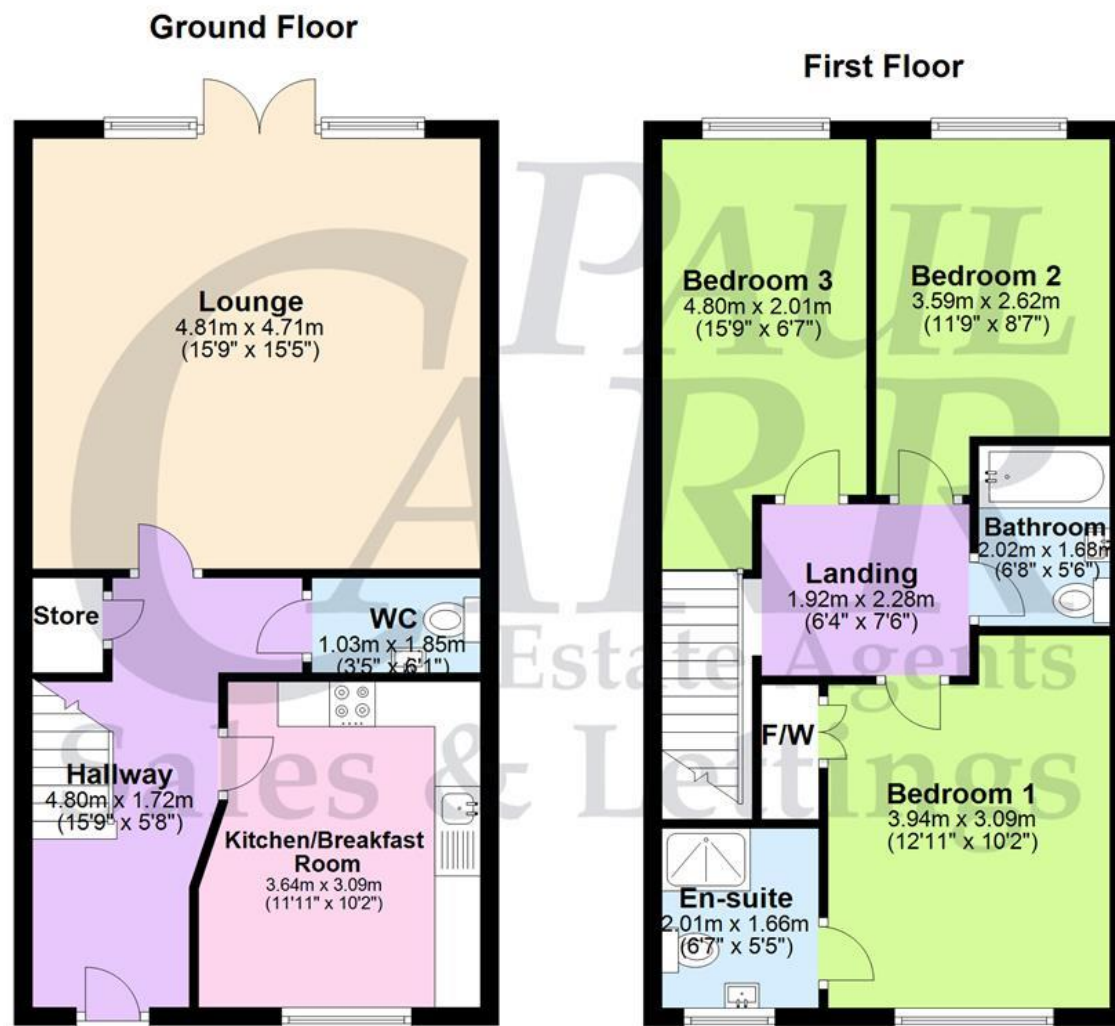
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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.

Viewer's Note:

Services connected: mains electricity, gas, water and drainage
Council tax band: C
Tenure: Freehold years remaining, lease from

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

