



Wideacre Drive, Great Barr
Birmingham, B44 8JE

Offers Over £290,000

Great Barr

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Wow. This stunning, immaculately presented four bedroom semi detached family home benefits from a garage conversion providing the fourth bedroom as well as a superb open plan family kitchen extension.

Located in this highly popular road in Great Barr, the property enjoys panoramic views to the rear and is set behind a tarmac driveway with block paved detail and electric car charger. A porch leads to the spacious reception hall with stairs off, there is a useful WC with a window to the side and a door opens into the fourth bedroom which offers a variety of other uses and has a storage cupboard and a window to the front. The stunning open plan lounge, kitchen and conservatory extension is ideal for modern family life and has a log burner in the lounge, the kitchen has been well fitted with high quality worktops and coordinating units, small breakfast bar, integrated fridge, freezer, dishwasher and washer dryer, there is a built in oven as well as a combination oven and a 5 ring gas hob. The conservatory creates a real feeling of space and has windows and double doors to the garden.

On the first floor there are three double bedrooms, the master has a window to the front, the second bedroom has a window to the rear whilst the third bedroom also has a window to the rear. The modern, well appointed bathroom has a luxurious feel with a roll top bath, separate shower cubicle, wall tiling and a window to the front.

Outside the rear garden is easily maintained and mainly slabbed and decked which provides ample space for garden furniture, steps lead down to a small lawned garden, there is a gated side entrance and viewing of this exceptional, double glazed and centrally heated home is a must.





Property Specification

IMMACULATELY PRESENTED
FOUR BEDROOMS
SEMI DETACHED
GARAGE CONVERSION
KITCHEN EXTENSION

Spacious Reception Hall
3.27m (10'9") max x 2.92m (9'7")

Stunning Open Plan Lounge
4.74m (15'7") x 3.39m (11'1")

Kitchen
5.63m (18'5") x 2.01m (6'7")

Conservatory
4.78m (15'8") x 2.28m (7'6")

Bedroom 4
4.59m (15'1") x 2.37m (7'9")

Bedroom 1
4.71m (15'5") x 3.06m (10'1")

Bedroom 2
3.49m (11'5") x 3.04m (10')

Bedroom 3
3.51m (11'6") x 2.36m (7'9")

Bathroom
2.38m (7'10") x 2.35m (7'8") max

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: 16th April 2024

Viewer's Note:

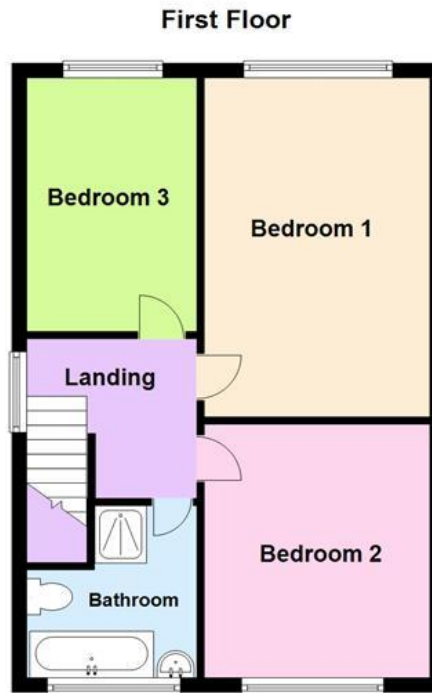
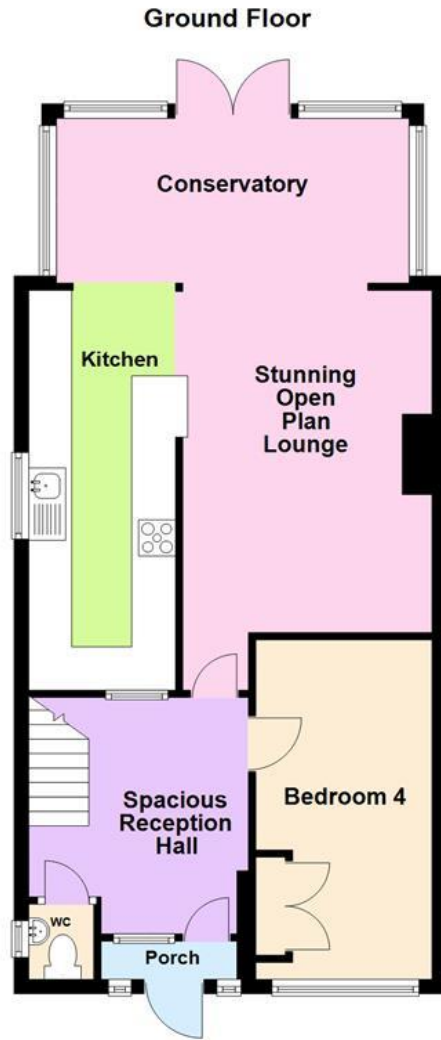
Services connected: Gas Electric Water Drainage

Council tax band: C

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		79
(55-68)	D	66	
(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

