



Crestwood Drive, Great Barr
Birmingham, B44 8JD

£330,000

Great Barr

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This stunning four-bedroom semidetached family home located on Crestwood Drive is located close to good local schools, shops, amenities and it is perfect for buyers looking for a turnkey ready home.

Approached via a driveway suitable for multiple vehicles and entered through a secure porch. Upon entry you are welcomed into an inviting entrance hall giving you access to a large lounge with a central fireplace. The beautifully presented kitchen offers an array of wall and base units, plenty of countertop space, integrated double oven and grill, 5 gas hobs, sink unit with half bowl and side drainer, dish washer and space for other suitable fitted appliances. The utility is a useful space with a sink unit, base units with countertops and space for a washing machine and dryer. The showpiece of the ground floor is the conservatory which opens up from the lounge showing off the spectacular views. Completing the ground floor is a useful WC off from the entrance hall and an integral garage.

Heading upstairs to the first floor you are presented with three large double bedrooms with plenty of space for free-standing wardrobes. The family shower room consists of a walk-in shower, hand wash unit and WC. The second floor completes the family home offering a fourth double bedroom and a second shower room with a shower cubicle, hand wash unit and WC.

Externally, the home has a landscaped rear garden with a paved patio, lawned area and fencing to the perimeter.

Viewing this home is highly recommended.





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: 3rd November 2025

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.

Property Specification

FOUR DOUBLE BEDROOMS
STUNNING FAMILY HOME
INTEGRAL GARAGE
TWO SHOWER ROOMS
IMPRESSIVE VIEWS OVER GREAT BARR

Lounge
5.60m (18'4") x 3.40m (11'2")

Kitchen
5.60m (18'4") x 2.00m (6'7")

Conservatory
4.80m (15'9") x 2.40m (7'10")

Utility
5.60m (18'4") x 1.80m (5'11")

Bedroom 1
4.93m (16'2") x 3.10m (10'2")

Bedroom 2
3.50m (11'6") x 3.10m (10'2")

Bedroom 3
3.50m (11'6") x 2.30m (7'7")

Shower Room
2.31m (7'7") max x 2.30m (7'7") max

Bedroom 4
4.40m (14'5") x 4.39m (14'5")

Shower Room
1.80m (5'11") x 1.60m (5'3")

Garage
4.75m (15'7") x 2.48m (8'2")

Viewer's Note:

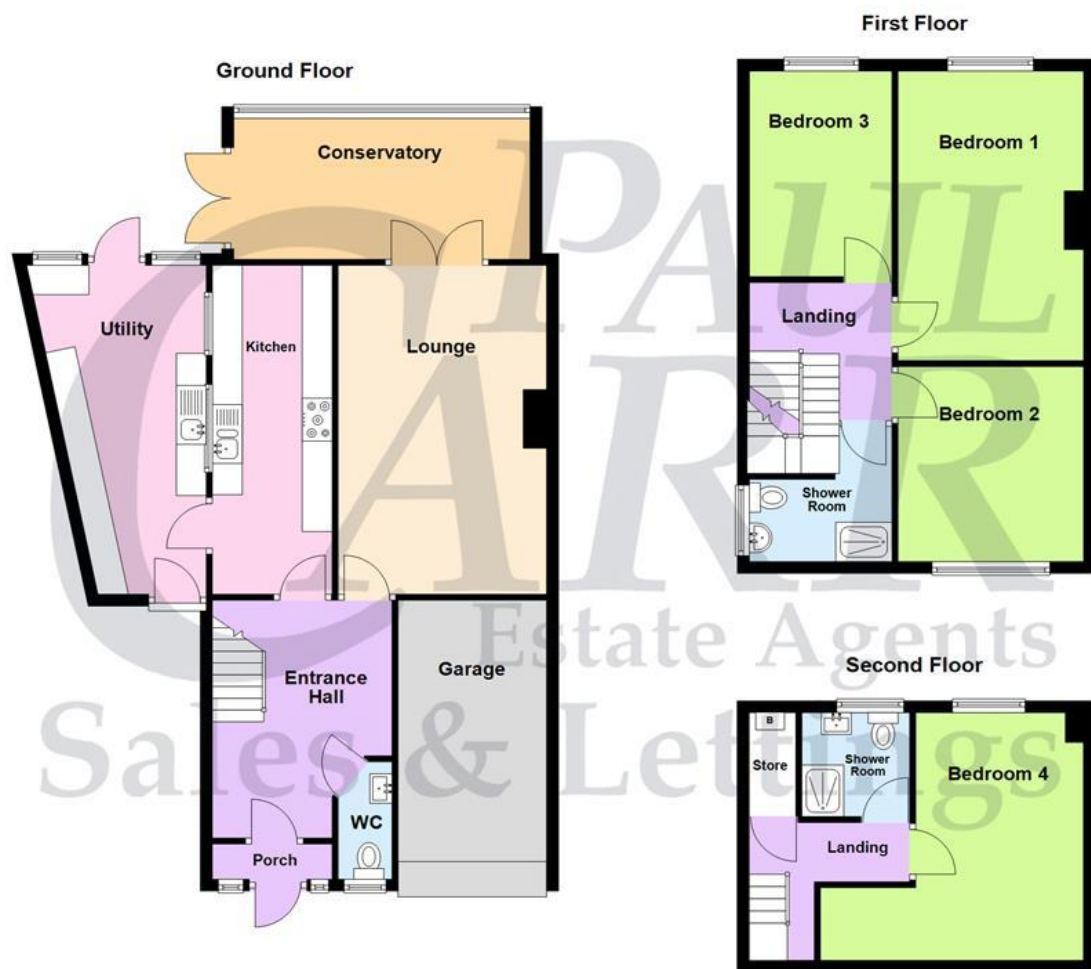
Services connected: Gas Electric Water Drainage

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

