



Bluebell Crescent, Great Barr  
Birmingham, B42 2FS

**£290,000**



# Great Barr

£290,000



Bluebell Crescent is an immaculate three bedroom semi-detached property, situated on the popular Fore Meadows new build development in Great Barr and within close proximity to good schools, local amenities and transport links.

Internally the property opens out into a welcoming porch which leads into the kitchen and breakfast room. The kitchen has a range of lovely modern wall and base cabinets, laminate worktops, space for all white goods, stainless steel sink and drainer along with a gas hob and oven, attractive flooring and to the rear space for a table and chairs patio door into the garden. Moving through from here are stairs off the first floor, a storage cupboard and downstairs W.C. The lounge is located to the side and offers an attractive living space with modern carpets, feature wallpaper, fireplace with surround and patio doors out into the garden.

Travelling upstairs the landing is spacious and has doors off to all rooms including three bedrooms, the principle being a double room with built in double wardrobes and an en-suite shower room which is fully tiled with shower enclosure, low level W.C and wash hand basin. Bedroom two is also a double with aspect to the front of the property and sliding mirrored wardrobes. Bedroom three has aspect to the rear and still off a reasonable size. The family bathroom completes the internal accommodation and is mainly tiled offering a three piece suite including bath with shower over, low level W.C and wash hand basin.

In addition the property offers central heating and double glazing throughout along with a modern boiler & tandem private driveway.

Externally the garden is well presented and low maintenance with a mixture of lawn and block paved patio with fencing to the perimeters along with a storage shed for storage.







## Property Specification

THREE BEDROOM SEMI DETACHED  
SPACIOUS KITCHEN & BREAKFAST ROOM  
PRIVATE TANDEM DRIVEWAY  
LOVELY REAR GARDEN  
PRINCIPAL BEDROOM WITH EN-SUITE

### Porch

Kitchen/Breakfast Room  
17' 9" x 11' 10" (5.4m x 3.6m)

W.C  
4' 11" x 3' 3" (1.5m x 1m)

Lounge  
16' 5" x 9' 10" (5m x 3m)

Landing  
9' 10" x 7' 5" (3m x 2.26m)

Bedroom One  
13' 5" x 9' 10" (4.1m x 3m)

En-suite  
4' 11" x 7' 3" (1.5m x 2.2m)

Bedroom Two  
8' 10" x 12' 6" (2.7m x 3.8m)

Bedroom Three  
9' 6" x 9' 10" (2.9m x 3m)

Bathroom  
7' 7" x 6' 7" (2.3m x 2m)

### 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: 1st February 2021

### Viewer's Note:

Services connected: Gas, electric, water and 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)	<b>A</b>		94
(81-91)	<b>B</b>	83	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

## Map Location

