



Bluebell Crescent, Great Barr  
Birmingham, B42 2FS

Offers in Excess of £300,000

# Great Barr

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Paul Carr Estate Agents are delighted to present this immaculate three-bedroom detached property situated on the popular Fore Meadows new build estate within close proximity to well regarded schools with the likes of Barr View Primary being in the catchment rated outstanding by Ofsted with further local amenities and transport links.

The property benefits from a good size frontage area with a tandem drive and recess garage to the rear.

Once entered into the property you are greeted with a well-presented hallway with the kitchen just off to the left presenting modern interiors. The kitchen consists of marble work surface tops, an array of wall base units finished in a white decor with integrated appliances, gas cooker with oven, sink with side drainer and further space used as a breakfast area. Downstairs ahead of the kitchen you have a useful guest W.C with a hand wash basin. Travelling through to the lounge area which isn't scarce of natural light with French doors leading out into the well-maintained landscaped garden to be enjoyed all year round.

Once upon the first floor the generous landing space leads off into two double bedrooms and a well size third. The principle bedroom being a nice size double with built-in sliding mirrored wardrobes and also having the convenience of an en-suite consisting again of a W.C, hand wash basin and shower cubicle, with bedroom two another good size double having rear garden views and built-in wardrobe space. Bedroom three is also of nice proportions with recess area and rear aspect views.

Throughout this property it is presented in a well maintained modern interior and is not one to be missed suitable for a couple or a new family home.

Viewing is highly recommended for what this property has to offer.





## Property Specification

DETACHED HOME  
SPACIOUS  
POPULAR FORE MEADOWS ESTATE  
SEPARATE GARAGE  
MODERN INTERIORS

Hallway 14' 9" x 6' 11" (4.5m x 2.1m)

Kitchen 12' 1" x 9' 10" (3.68m x 3m)

W.C 6' 1" x 3' 4" (1.85m x 1.02m)

Lounge 15' 9" x 15' 5" (4.8m x 4.7m)

Landing 6' 7" x 5' 7" (2m x 1.7m)

Bedroom 2 11' 7" x 8' 7" (3.52m x 2.62m)

Bedroom 1 14' 0" x 9' 10" (4.26m x 2.99m)

En-suite 6' 6" x 5' 7" (1.98m x 1.71m)

Bathroom 5' 5" x 6' 7" (1.66m x 2m)

Bedroom 3 15' 6" x 6' 7" (4.72m 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:

### Viewer's Note:

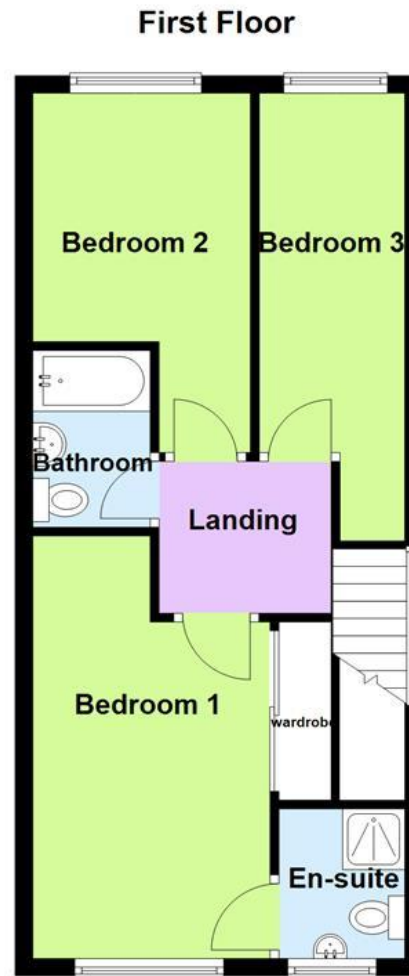
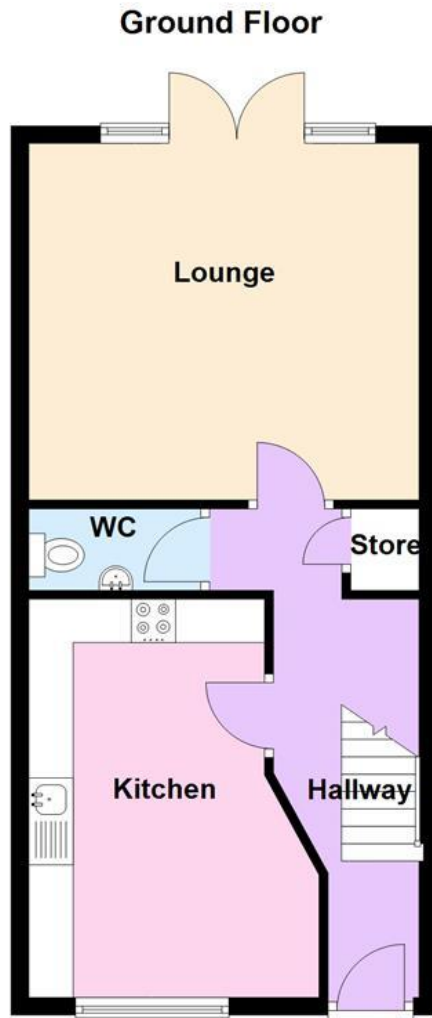
Services connected: mains electricity, gas, water and drainage

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

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

