



Bluebell Crescent, Great Barr
Birmingham, B42 2FS

Offers in Excess of £310,000

Great Barr

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Proudly presenting this modern and beautifully designed detached family home, ideally situated on the quiet and desirable Bluebell Crescent in Great Barr. With close proximity to local amenities, the highly regarded Barr View Primary School, a variety of secondary schools, and convenient access to the M6 motorway network, this home offers both comfort and accessibility.

The spacious front lounge provides a welcoming focal point for family gatherings and relaxation, featuring ample natural light and a warm, inviting atmosphere. The kitchen and dining area boasts a modern selection of wall and base cabinets, perfectly blending style with functionality. This bright and airy space, enhanced by chrome electrical fittings and underfloor heating, has room for a full dining setup, complemented by patio doors that lead directly to the garden. An adjoining large pantry and a convenient guest WC with underfloor heating complete the ground-floor accommodations.

Upstairs, the first floor offers three generously sized bedrooms—a rarity in this style of property locally. The principal bedroom is enhanced with two sets of fitted wardrobes and a stylish en-suite shower room, adding a touch of luxury. The family bathroom is fitted with a contemporary suite, including a shower-over-bath, wash hand basin, and W.C., along with an overhead storage cabinet.

Externally, the rear garden is thoughtfully designed with a manageable lawn and a patio area, perfect for outdoor relaxation.

A secure gated side access leads to a large tandem driveway, accommodating multiple vehicles, and a spacious garage, ideal for storage.

This exceptional home, with chrome electrical fittings throughout and underfloor heating in key areas, is an excellent choice for families seeking modern comforts, style, and convenience in Great Barr.





Property Specification

DETACHED FAMILY HOME
THREE GOOD SIZE BEDROOMS
KITCHEN & DINER
TWO BATHROOMS
GUEST W.C



Hall 5' 11" x 6' 7" (1.8m x 2m)

Lounge 17' 5" x 12' 2" (5.3m x 3.7m)

Kitchen/Diner 10' 2" x 15' 5" (3.1m x 4.7m)

Pantry 9' 2" x 3' 3" (2.8m x 1m)

Guest W.C 3' 7" x 6' 3" (1.1m x 1.9m)

Bedroom One 12' 10" x 10' 2" (3.9m x 3.1m)

En-suite 5' 7" x 6' 7" (1.7m x 2m)

Bedroom Two 11' 10" x 8' 6" (3.6m x 2.6m)

Bedroom Three 15' 9" x 6' 7" (4.8m x 2m)

Family Bathroom 5' 7" x 6' 7" (1.7m 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:

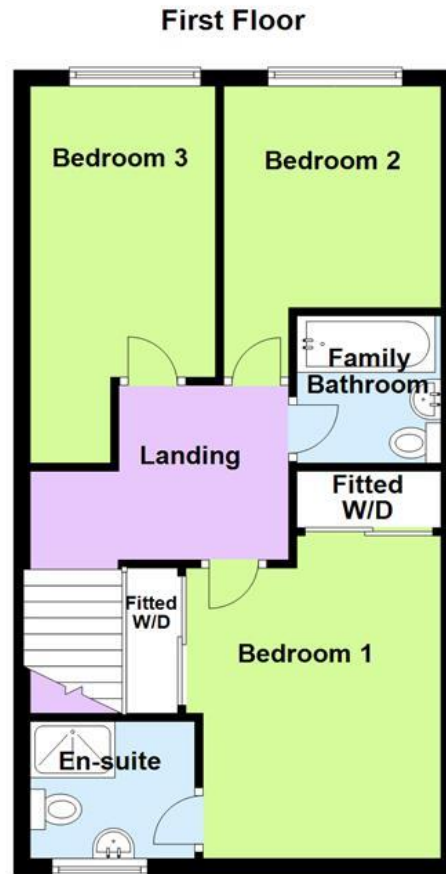
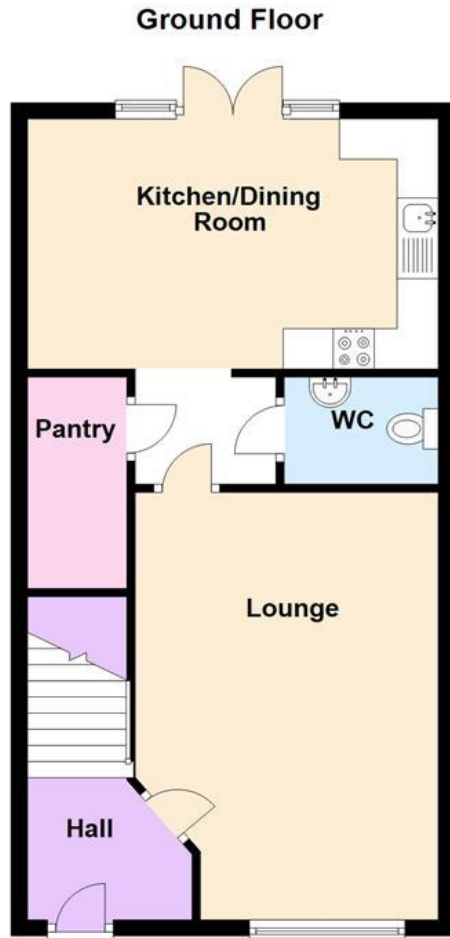
Services connected: mains electricity, gas, water and drainage

Council tax band: C

Tenure: Freehold

Floor Plan

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



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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

