



Wilderness Lane, Great Barr
Birmingham, B43 7RU

Offers in Excess of £385,000

Great Barr

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Paul Carr Estate Agents welcome you to Wilderness Lane a beautifully presented and generously sized four bedroom semi-detached home, offering excellent living space for families seeking comfort, style, and convenience.

Located in a sought-after area of Great Barr, this home benefits from excellent transport links, with easy access to the M6 and M5 motorways, making it ideal for commuters. The property is within close reach of highly regarded schools, including Q3 Academy and Grove Vale Primary. Nearby, you'll find a range of local amenities, including shops, supermarkets, and leisure facilities. For outdoor lovers, Red House Park is just a short drive away, offering great spaces for walking, cycling, and family outings.

As you arrive, you're welcomed by a block paved driveway, providing ample off road parking for multiple vehicles. Stepping inside to find a welcoming hallway having doors off to all ground floor areas where you are first met with a spacious through lounge, perfect for both relaxing and entertaining. The kitchen extension offers plenty of workspace and wall base storage units in a wooden cabinetry style having integrated appliances such as a dishwasher, double oven and sink with side drainer. Just off the kitchen leads you to a utility room for added practicality. A ground-floor W.C and integral garage further enhance the convenience of this home.

Upstairs, there are four well-sized bedrooms, designed to accommodate a growing family. The two spacious double bedrooms provide excellent space for relaxation, while the extensive third bedroom offers great versatility - ideal as a large single, home office, or guest room. The well-sized fourth bedroom is also of generous proportions being ideal just for a single room. A well maintained family shower room completes the upper floor.

The home is stylishly finished, with grey carpets in most areas, adding a contemporary touch.

Externally, the property benefits from a well-sized rear garden in a private space, featuring a patio area ideal for outdoor furniture. The tall treelined borders create a sense of seclusion, making this the perfect space to unwind.





Property Specification

EXTENDED SEMI-DETACHED HOME
THROUGH LOUNGE
FOUR WELL SIZED BEDROOMS
GUEST WC
LARGE SECLUDED GARDEN

Hall 18' 9" x 7' 7" (5.72m x 2.32m)

Through Lounge 29' 2" x 11' 5" (8.88m x 3.48m)

Extended Kitchen/Diner 17' 11" x 14' 10"
(5.46m x 4.52m)

Utility Area 4' 8" x 6' 10" (1.41m x 2.08m)

Garage 14' 9" x 7' 0" (4.50m x 2.14m)

W.C 7' 2" x 2' 11" (2.19m x 0.88m)

Bathroom 8' 1" x 6' 11" (2.46m x 2.10m)

Bedroom 1 14' 0" x 11' 5" (4.27m x 3.47m)

Bedroom 2 11' 8" x 11' 5" (3.56m x 3.48m)

Bedroom 3 9' 7" x 14' 9" (2.93m x 4.49m)

Bedroom 4 13' 9" x 6' 9" (4.19m x 2.07m)

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:

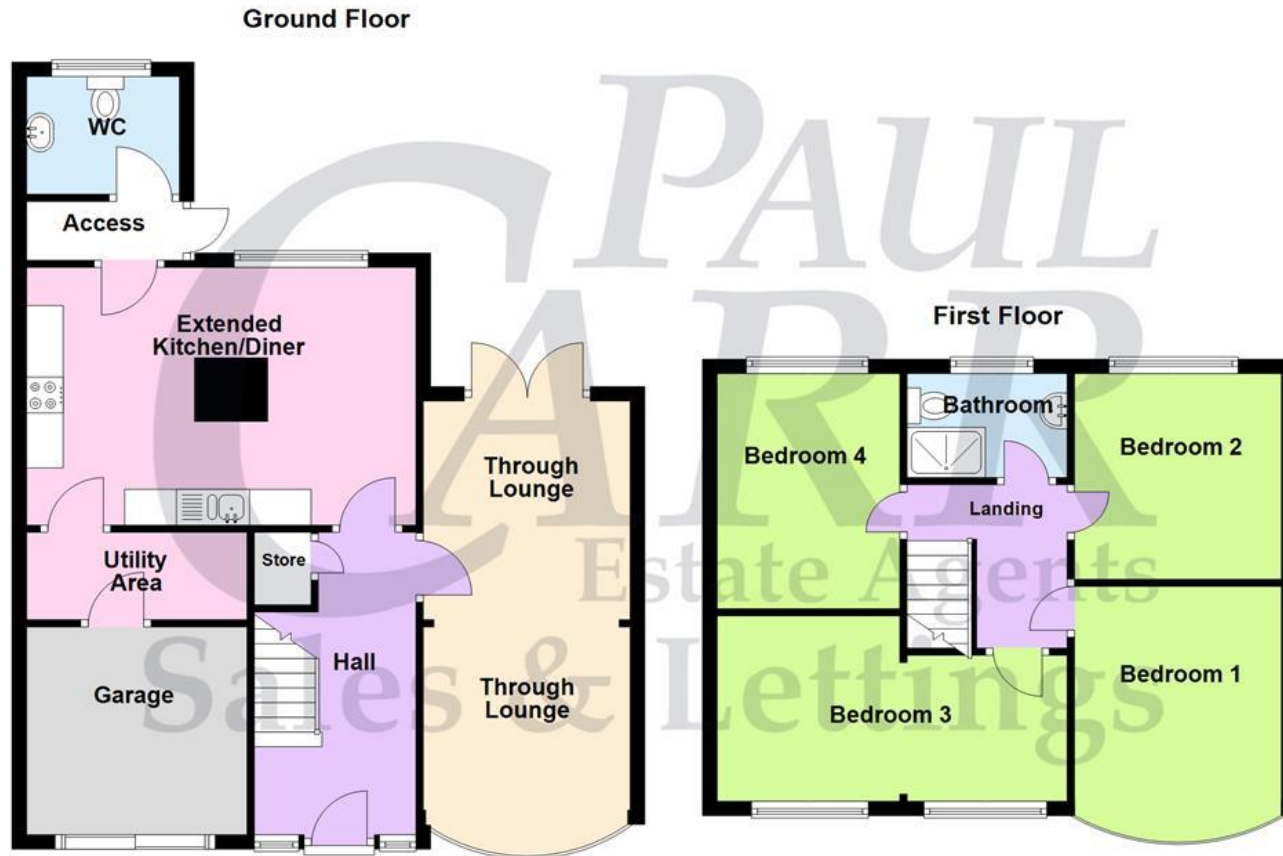
Services connected: mains electricity, gas, water and drainage

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		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

