



Little Croft, Great Barr
Birmingham, B43 6DA

Offers Over £390,000

A Stunning Four Bedroom Detached Home in Sought-After Pear Tree Estate, Great Barr
We are delighted to present this beautifully maintained family home, perfectly situated in a prime location

Offering fantastic proximity to local amenities and outstanding schools such as Grove Vale Primary and Q3 Academy, this property also benefits from easy access to the M6 motorway, making it ideal for commuters.

Nestled within a peaceful cul-de-sac, this detached residence enjoys a tranquil setting with only a small cluster of neighboring homes, ensuring a sense of privacy and exclusivity. I

Interior Highlights- Approaching via a private driveway, a secure porch leads into an inviting entrance hallway, complete with a convenient guest W.C. The spacious front lounge offers a relaxing retreat and flows effortlessly into the dining room, creating a bright and airy living space. The kitchen is well-appointed with a stylish selection of wall and base units, sleek worktops, and direct access to an extended sunroom. This versatile sunroom is bathed in natural light and provides an ideal space for additional seating, entertaining, or a play area. From here, there is integral access to a lengthy garage, offering ample storage or potential for further conversion.

Upstairs, the first-floor landing leads to four well-proportioned bedrooms, with the principal bedroom featuring fitted wardrobes and delightful rear aspect views. The family bathroom boasts a contemporary suite, including a bath with overhead shower, hand wash basin with storage, W.C., and a fixed vanity unit, all set within a sleek, predominantly tiled finish.

Outdoor Space- Externally The property enjoys a well-maintained, private rear garden, featuring a low-maintenance lawn, mature shrubs, and hedging along the perimeter offering a serene space for relaxation and outdoor activities.

A Perfect Family Home - This home truly epitomises family living, making it an ideal choice for buyers looking to settle in a well-established area. With excellent school placements available for the upcoming academic year, this is a fantastic opportunity to secure a wonderful home in a highly desirable location.
Early viewing is highly recommended.

Tenure: We can confirm the property is Freehold

Council Tax Band: We can confirm the Council Tax Band is E payable to Sandwell Council.

Services Connected: mains electricity, gas, water and drainage.

Viewings: Strictly via appointment through our Great Barr Residential Sales Department on 0121 325 1133

or via Greatbarr@paulcarrestateagents.co.uk



Porch 2' 4" x 8' 6" (0.7m x 2.6m)

Hallway 15' 1" x 6' 3" (4.6m x 1.9m)

Guest W.C 5' 11" x 2' 11" (1.8m x 0.9m)

Lounge 16' 9" x 12' 10" (5.1m x 3.9m)

Dining Room 10' 10" x 9' 10" (3.3m x 3m)

Kitchen 12' 10" x 8' 10" (3.9m x 2.7m)

Sun Room 6' 7" x 18' 8" (2m x 5.7m)

Bedroom One 11' 6" x 10' 10" (3.5m x 3.3m)

Bedroom Two 9' 10" x 8' 2" (3m x 2.5m)

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

Bedroom Four 9' 10" x 8' 10" (3m x 2.7m)

Family Bathroom 6' 7" x 7' 3" (2m x 2.2m)

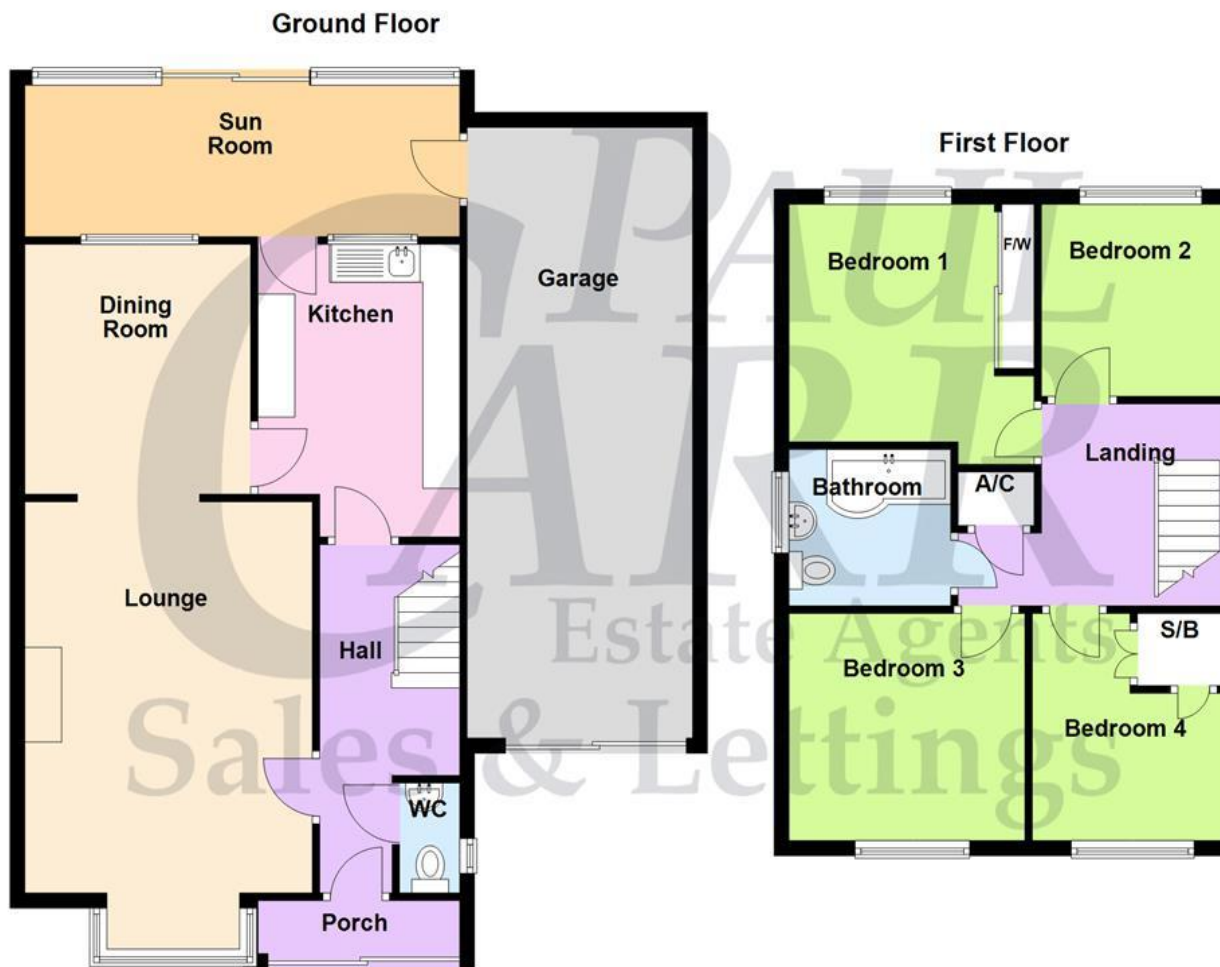
Garage 28' 10" x 7' 7" (8.8m x 2.3m)





Floor Plan

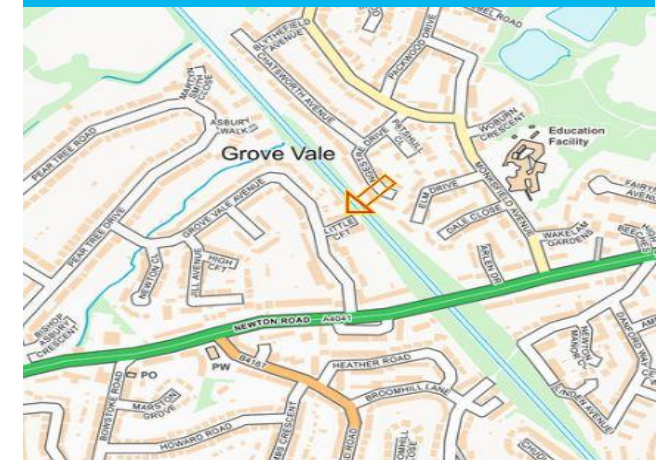
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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: