



Whitecrest, Great Barr  
Birmingham, B43 6ES

**£180,000**



# Great Barr

£180,000



*A beautifully presented two-bedroom ground floor maisonette tucked away on the ever-popular Whitecrest Estate - a peaceful and convenient spot in the heart of Great Barr.*

This stylish and well-maintained home offers the perfect blend of comfort, space, and practicality, making it an ideal choice for first-time buyers or those looking to downsize without compromising on outdoor space or storage.

**In brief, the property features:**

- **A welcoming entrance hallway** with not one but two excellent-sized storage cupboards - perfect for keeping life clutter-free.
- **A bright and spacious front lounge**, tastefully decorated with modern tones, featuring a large picture window and an elegant fireplace with hearth - a cosy space to relax and unwind.
- **Bedroom One:** A generous rear-facing double with a peaceful garden outlook and sleek sliding mirrored wardrobes.
- **Bedroom Two:** A versatile front-facing room currently styled as a snug and home office - ideal for guests or remote working.
- **A stylish, fully tiled shower room** with quadrant shower cubicle, vanity basin with storage, and W.C - all finished to a modern standard.
- **A well-appointed kitchen** fitted with a range of wall and base units, stainless steel sink and drainer, room for integrated appliances, and a handy patio door leading straight out to the garden.

**Outside**, the home continues to impress: • A tidy front garden with decorative slate chippings and mature shrubs adds great kerb appeal.

• **To the rear**, a private garden oasis with a beautiful sandstone patio, well-kept borders, and fencing to all sides - ideal for al fresco dining or simply enjoying the sunshine.

• **Plus**, there's integral access to a rear garage, giving you excellent storage and the added bonus of a parking space in front.

This gem of a property truly stands out - offering the rare combination of ground floor living, generous outdoor space, and plenty of storage. Whether you're starting out or scaling down, this home ticks all the right boxes.

Don't miss out - book your viewing today!







### 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:

## Property Specification

GROUND FLOOR MAISONETTE  
TWO BEDROOMS  
EXCELLENT INTERNAL STORAGE  
LOVELY TURN KEY CONDITION  
PRIVATE GARDEN

### Entrance Porch

### Hallway

**Bedroom One**  
11' 2" x 9' 10" (3.4m x 3m)

**Bedroom Two**  
10' 2" x 8' 6" (3.1m x 2.6m)

**Lounge**  
11' 10" x 12' 10" (3.6m x 3.9m)

**Kitchen**  
6' 11" x 5' 11" (2.1m x 1.8m)

**Bathroom**  
5' 3" x 6' 3" (1.6m x 1.9m)

**Garage**  
14' 1" x 16' 1" (4.3m x 4.9m)

### Viewer's Note:

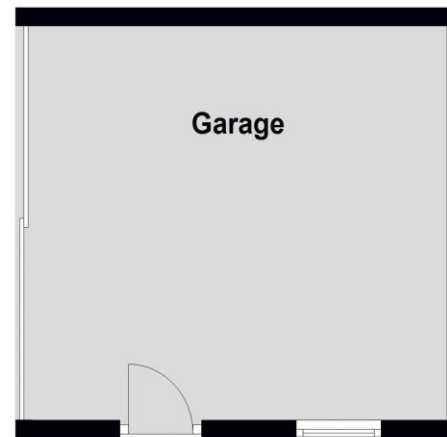
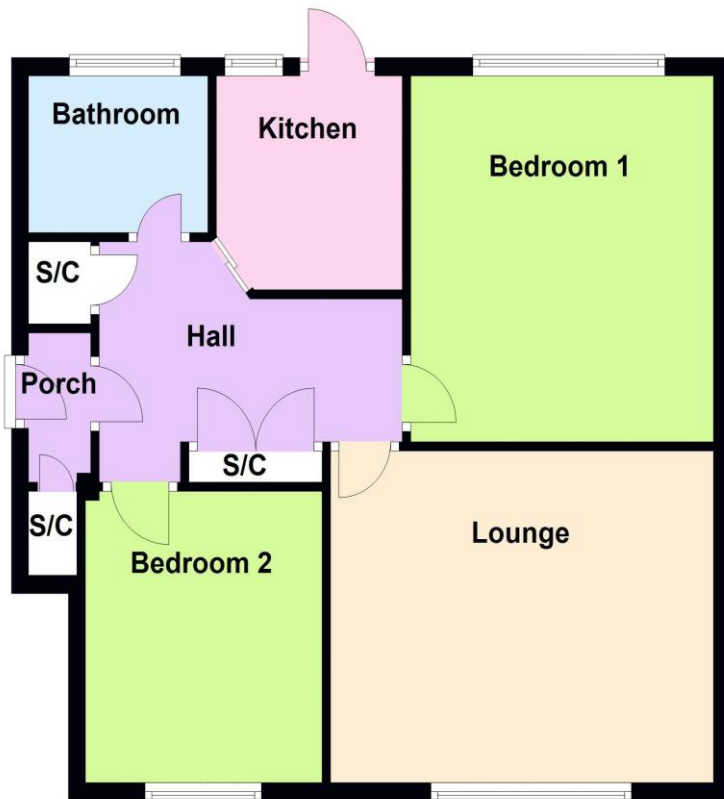
Services connected: mains electricity, gas, water and drainage  
Council tax band: A  
Tenure: Leasehold 124 years remaining, lease from  
Ground Rent: £10.50 per annum

# Floor Plan

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

## Energy Efficiency Rating

Ground Floor



## Map Location

