



Whitecrest, Great Barr  
Birmingham, B43 6ES

**Offers in Excess of £135,000**



# Great Barr

Offers in Excess of £135,000



*A well-positioned two-bedroom first floor maisonette, set within a quiet residential pocket of the ever-popular Whitecrest Estate - offering generous internal space, a private garden, and a chance to add your own style.*

This well-maintained home provides a comfortable layout and a solid base for those looking to personalise their space. With peaceful surroundings and a leafy setting, it's perfect for first-time buyers, downsizers, or investors alike.

In brief, the property includes:

- A welcoming entrance with stairs leading to the first-floor landing and access to a trio of built-in wardrobes in the hallway - ideal for coats, shoes, and keeping life clutter-free.
- A bright and airy front lounge, featuring a large picture window that floods the space with natural light - a cosy and comfortable area to relax in.
- Bedroom One: A spacious rear-facing double bedroom with views over the garden - a peaceful retreat after a long day.
- Bedroom Two: A flexible room at the front of the property, ideal as a guest bedroom, home office, or snug.
- A neatly presented bathroom with a full-size bath and shower over, floating circular hand basin, and W.C - offering both practicality and potential for modernisation.

- A functional kitchen fitted with a range of wall and base units, stainless steel sink, and space for appliances - ready to use, but with clear potential for updating to suit your style.

Externally: • The property enjoys a shared right of way to a generously sized private rear garden, exclusively for the use of the maisonette owner - perfect for enjoying the outdoors or creating your own relaxing green haven. • Parking is available to the front of the property on street and first come first serve basis with no restrictions in place.





## Property Specification

FIRST FLOOR MAISONETTE

TWO BEDROOMS

SEPARATE KITCHEN

NO UPWARD CHAIN

POPULAR WHITECREST ESTATE

Hallway 12' 2" x 5' 11" (3.7m x 1.8m)

Bathroom 6' 3" x 6' 7" (1.9m x 2m)

Kitchen 8' 10" x 8' 2" (2.7m x 2.5m)

Lounge 12' 6" x 13' 1" (3.8m x 4m)

Bedroom One 12' 2" x 10' 2" (3.7m x 3.1m)

Bedroom Two 11' 2" x 8' 6" (3.4m x 2.6m)

### 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: 2nd June 2025

### Viewer's Note:

Services connected: mains electricity, gas, water and drainage  
Council tax band: A  
Tenure: Leasehold- 189 years from 29 .09.1950  
- 124 years remaining  
Ground Rent: £100 per annum



# Floor Plan

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

## First Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

