



Deer Park Drive, Great Barr
Birmingham, B42 2ES

£295,000

Great Barr

£295,000



Paul Carr Estate Agents are pleased to bring to market this beautifully presented property located in the sought-after Fore Meadows Estate.

The property is just as immaculate on the outside as it is on the inside, with excellent transport links and everyday amenities just minutes away, it's an ideal spot for families and professionals alike.

As you enter through the front door you are welcomed by a bright entrance hallway, complete with a well-presented guest W.C. The main reception room is a warm and inviting space, with windows to the front and patio doors opening to the garden, which allows the room to be flooded with natural light throughout the day.

The contemporary modern kitchen and diner is the perfect place for family dining with a good space for table and chairs benefitting from a selection of wall and base cabinets, plentiful worktop space, space for all white goods, stainless sink and drainer along with an electric oven and gas hob.

Upstairs, the landing leads to three well-proportioned bedrooms. The master bedroom impresses with its generous size, built-in double wardrobe, and a private ensuite shower room. Bedrooms two and three also of a good size offering flexibility for growing families or home working needs. The family bathroom is fresh and modern, with a clean white suite, half-tiled walls, and fittings that include a panelled bath, W.C., and wash hand basin.

To the rear of the property a garden perfect for entertaining or simply relaxing featuring a slabbed area at top and lawn to the bottom.

The home also benefits from tandem parking for two vehicles, located at the rear of the property. This modern, move-in ready home ticks all the boxes for buyers looking to settle in a thriving, family friendly community. Don't miss your opportunity—book your viewing today!





Property Specification

BEAUTIFULLY PRESENTED MODERN HOME
THREE BEDROOMS
FORE MEADOW DEVELOPMENT
KEY READY PROPERTY
PRIVATE DRIVEWAY



Entrance Hall
15' 1" x 6' 11" (4.6m x 2.1m)

Guest W.C

Kitchen/Diner
15' 1" x 9' 10" (4.6m x 3m)

Lounge
15' 1" x 13' 1" (4.6m x 4m)

Bedroom 1
14' 9" x 13' 1" (4.5m x 4m)

Bedroom 2
9' 10" x 8' 10" (3m x 2.7m)

Bedroom 3
13' 1" x 6' 7" (4m x 2m)

En-suite
10' 2" x 8' 10" (3.1m x 2.7m)

Family Bathroom
6' 7" x 6' 7" (2m 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: 23rd July 2025

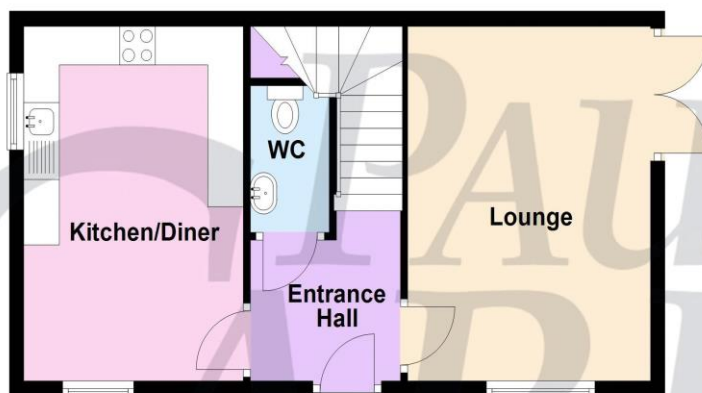
Viewer's Note:

Services connected: mains electricity, gas, water and drainage
Council tax band: C
Tenure: Freehold

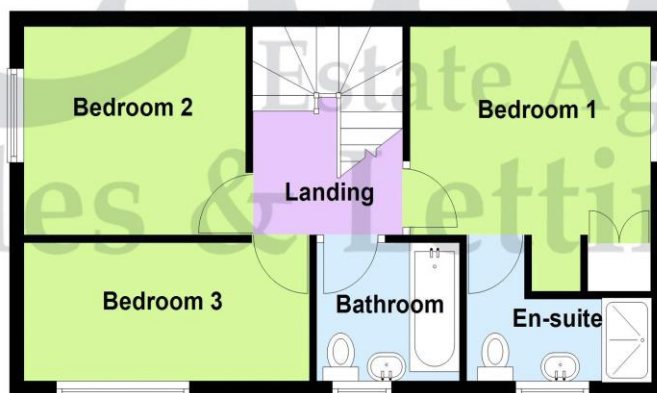
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

Map Location

