



Wilderness Lane, Great Barr  
Birmingham, B43 7TA

**£370,000**

*We are delighted to present to market this contemporary and beautifully extended family home with NO UPWARD CHAIN, set on the highly sought-after Wilderness Lane in Great Barr. With enviable rural views over neighbouring fields, excellent transport links via the M6 motorway, and close proximity to highly regarded schools including Grove Vale and Q3 Academy, this property combines modern living with convenience and charm.*

**Property Highlights**

- **Generous frontage** – A spacious block-paved driveway provides ample parking for multiple vehicles and leads to the front entry and garage.
- **Welcoming hallway** – Featuring stairs to the first floor, a guest W.C, and doors to the ground floor accommodation, all of which benefit from underfloor heating.
- **Stylish reception areas** – A dual-aspect open plan lounge/dining space with an attractive bay window, media wall, and flexible layout for family living.
- **High-specification kitchen** – A sleek, modern kitchen fitted with a premium range of wall and base units, Quartz worktops, integrated ‘Smeg’ appliances, and a breakfast bar/coffee area. French doors open directly onto the garden, creating a seamless flow for entertaining.
- **Practical utility room** – Converted from part of the garage, providing a laundry and pantry space.

- **Three well-proportioned bedrooms** – Two generous doubles, with the principal bedroom overlooking the garden and the second bedroom enjoying outstanding open views across the fields.
- **Contemporary family bathroom** – A stunning suite with underfloor heating, bath and shower over, modern fittings, heated towel rail, and wide mirror.
- **Excellent loft storage** – A double loft hatch with pull-down ladders gives access to a fully boarded and insulated loft space.

**Outdoor Space** The rear garden offers a flat lawn with neat fencing, a 4m decked area perfect for outdoor dining, and a further slabbed section ideal for a summer house or storage.

An outdoor sound system and lighting add to the appeal for entertaining.

**Additional Features**

- Integrated Control 4 Smart Home system, providing automation for lighting, music, CCTV, and motorised blinds – all controllable via phone or tablet.

- **Potential to extend further over the garage (subject to planning permission)**

- **Ready to move straight into, offering a superb balance of style, comfort, and practicality.**

*This exceptional family home is certain to attract strong interest – contact us today to arrange your viewing.*

Tenure: We can confirm the property is Freehold.

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

Services Connected: mains electricity, gas, water and drainage

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





**Hallway**  
**17' 9" x 5' 7" (5.4m x 1.7m)**

**Guest W.C**  
**3' 11" x 2' 7" (1.2m x 0.8m)**

**Dual Aspect Reception Areas**  
**36' 9" x 9' 10" (11.2m x 3m)**

**Open Plan Kitchen**  
**16' 5" x 13' 1" (5m x 4m)**

**Utility Room**  
**10' 6" x 6' 7" (3.2m x 2m)**

**Landing**

**Bedroom One**  
**13' 9" x 9' 10" (4.2m x 3m)**

**Bedroom Two**  
**13' 9" x 9' 10" (4.2m x 3m)**

**Bedroom Three**  
**9' 6" x 5' 11" (2.9m x 1.8m)**

**Family Bathroom**  
**8' 6" x 5' 11" (2.6m x 1.8m)**

**Storage Garage**

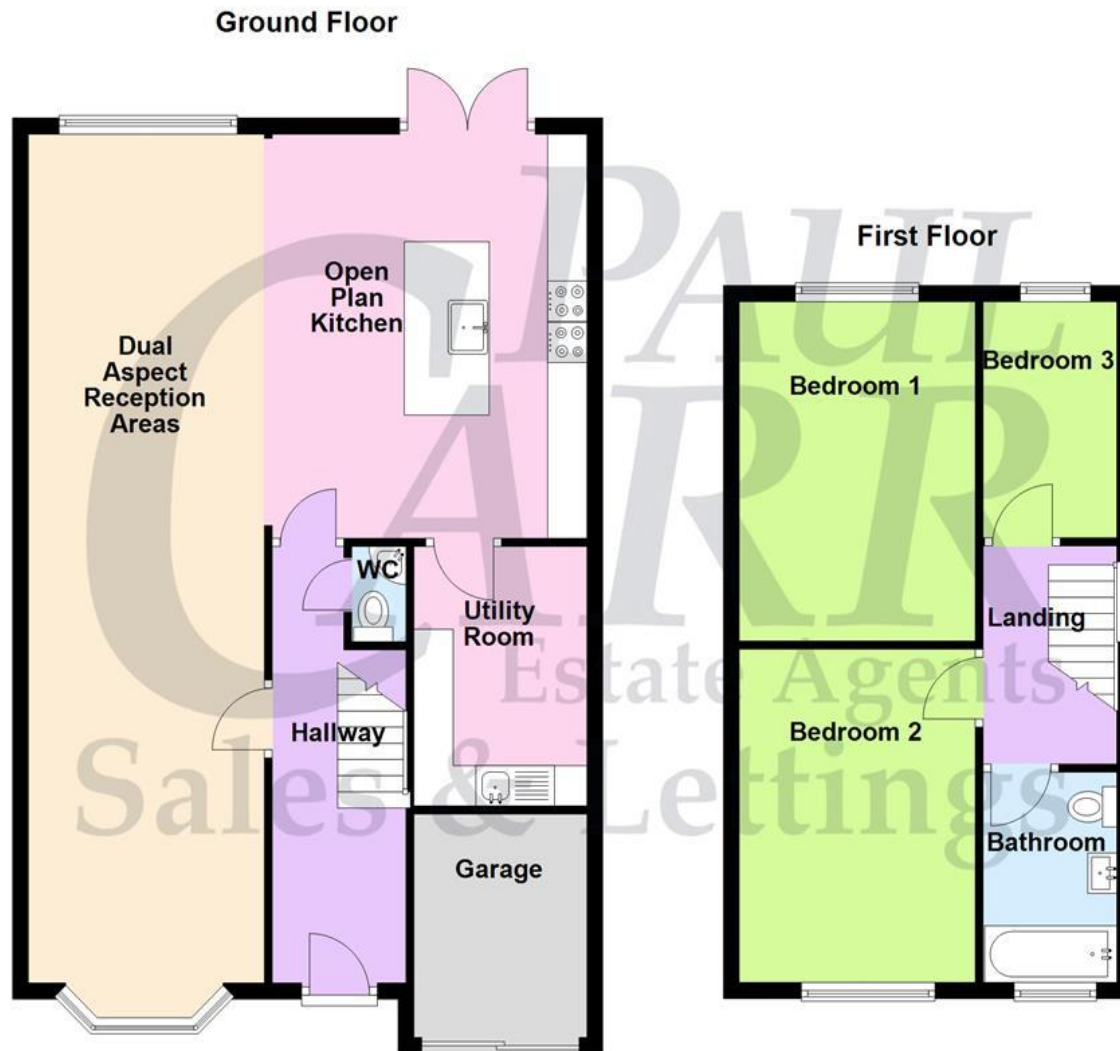






# Floor Plan

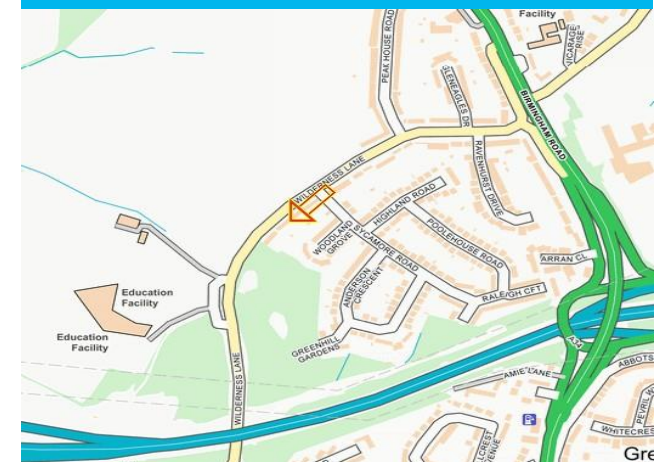
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	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: