



Deer Park Drive, Great Barr
Birmingham, B42 2ES

SHARED OWNERSHIP

Shared Ownership £92,000

Great Barr

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Well Presented Two Bedroom End-Terrace Offered Chain Free On The Popular Fore Meadows Estate, Great Barr

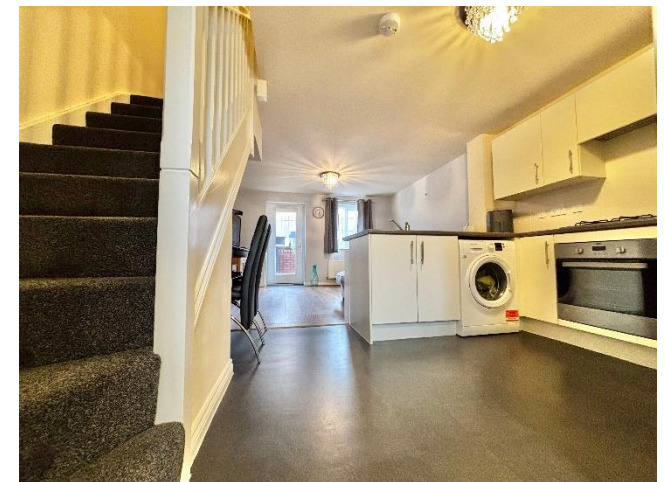
Situated on the highly sought-after Fore Meadows Estate in Great Barr, this well maintained two-bedroom end-of-terrace property, built in the early 21st century, offers modern living ideal for first-time buyers and professionals alike.

To the front, the property benefits from a generous double driveway providing ample off-road parking. Upon entry, a practical layout unfolds. To the left is useful storage space, while to the right is a convenient guest W.C. The accommodation then opens into a bright and well-designed open-plan kitchen and living space, creating a seamless flow perfect for modern day living. The kitchen comprises a range of white wall and base units, integrated oven and hob with extractor above, and additional space for freestanding appliances. The lounge area features wood-effect flooring, designated dining space neatly positioned beneath the stairs, and direct access to the rear garden – allowing natural light to enhance the living area.

Upstairs offers two well-proportioned double bedrooms, with the master bedroom being of particularly generous size. Completing the first floor is a contemporary family bathroom finished with checkered tiling, hand wash basin, low-level W.C., and a bath with overhead shower.

Externally, the rear garden provides a patio seating area with steps leading to a decked space ideal for outdoor furniture and entertaining. There is further lawn space, a garden shed, and fenced boundaries for added privacy. Perfectly positioned within close proximity to well-regarded schools, local amenities, and excellent transport links, this property represents a fantastic opportunity within a popular residential location.

Early viewing is highly recommended.





Property Specification

END TERRACE
40% SHARED OWNERSHIP
DOUBLE DRIVEWAY
POPULAR FORE MEADOWS ESTATE
21ST CENTURY BUILD

Hall
4' 1" x 5' 4" (1.25m x 1.62m)

Open Plan Lounge & Kitchen
21' 2" x 13' 1" (6.46m x 3.98m)

Bedroom 1 1
3' 1" x 10' 8" (3.99m x 3.26m)

Bedroom 2
13' 0" x 8' 2" (3.97m x 2.48m)

Bathroom
6' 2" x 6' 7" (1.87m x 2.01m)

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:

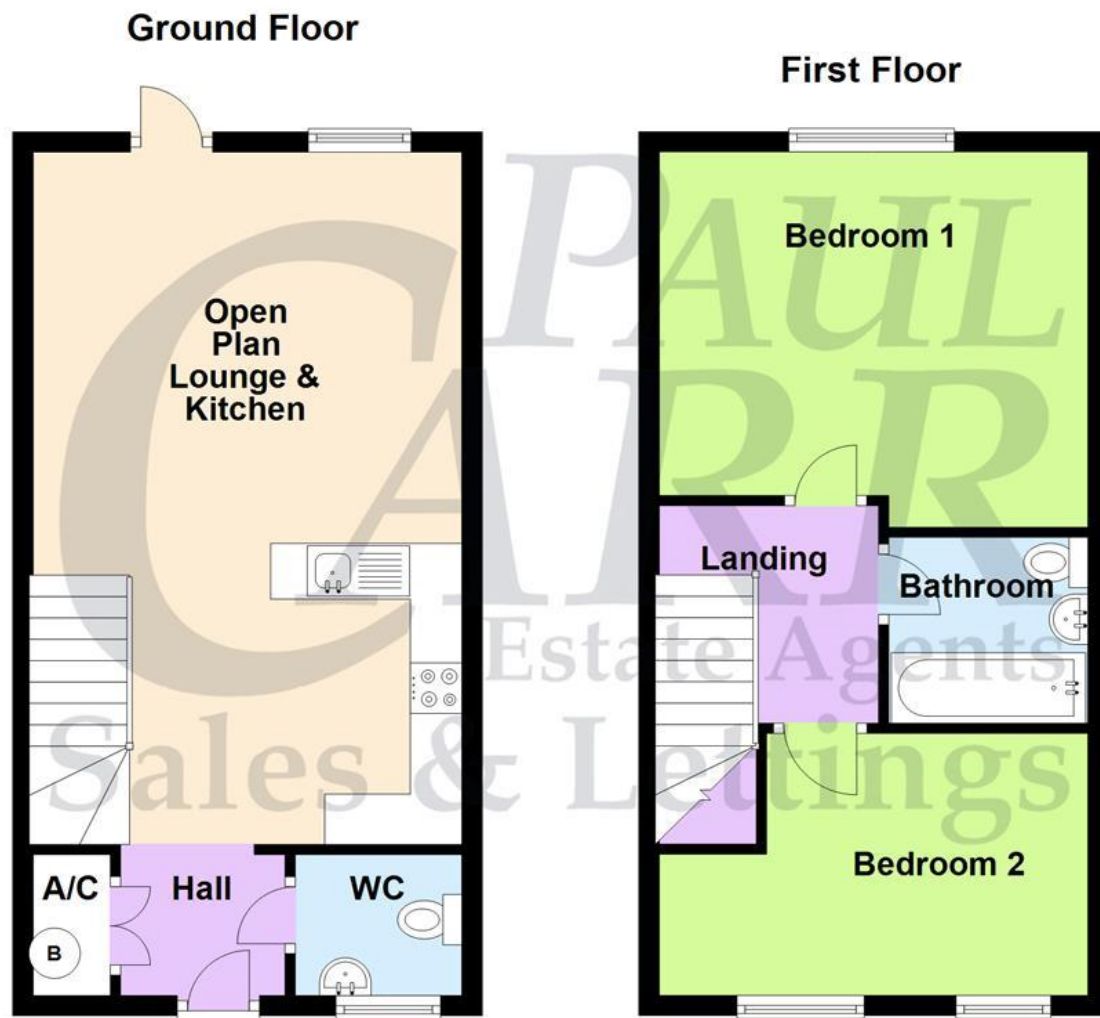
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: mains electricity, gas, water and drainage
Council tax band: B
Tenure: LEASEHOLD, 125 years from April 2016
Rent : £329 per month
Other various charges - £46.78 per month

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

