



Little Croft, Great Barr
Birmingham, B43 6DA

£365,000

Four Bedroom Detached Home in the Sought After Pear Tree Estate, Great Barr

We are delighted to present this four-bedroom detached family home, ideally positioned within the popular Pear Tree Estate in Great Barr. Offering excellent access to local amenities and well-regarded schools including Grove Vale Primary and Q3 Academy, together with convenient access to the M6 motorway, the property is particularly well placed for families and commuters alike.

Situated within a quiet residential cul-de-sac, the home enjoys a peaceful setting with only a small cluster of neighbouring properties, creating a pleasant sense of privacy.

Interior Highlights - Approached via a private driveway, a secure porch opens into a welcoming entrance hallway with a useful guest W.C. The spacious front lounge provides a comfortable place to relax and flows through to the dining room, creating an excellent space for family life and entertaining. The kitchen is well fitted with a good range of wall and base units and work surfaces, with direct access to the impressive extended sunroom. Flooded with natural light, this versatile room provides an ideal additional reception space, whether used for dining, relaxing, entertaining or as a playroom. The kitchen and bathroom are both well fitted and perfectly functional, whilst offering an exciting opportunity for the new owner to modernise and refurbish them to their own personal taste and specification. From the sunroom there is integral access to the particularly spacious garage, which offers a fantastic range of possibilities beyond simply housing a vehicle.

With its generous proportions, it could provide excellent storage, a utility area, hobby room, workshop or potentially be adapted to suit a variety of individual needs, subject to any necessary permissions.

Upstairs - A generous first-floor landing with a convenient airing cupboard leads to four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and pleasant views over the rear garden. The family bathroom is well appointed with a bath and overhead shower, wash hand basin and W.C providing a solid foundation for anyone wishing to create a more contemporary bathroom in the future.

Outdoor Space - Externally, the property enjoys a private and particularly attractive rear garden, featuring a lawn, mature shrubs, established hedging and a lovely selection of colourful flowers and plants. A charming fish pond adds further character and creates a peaceful focal point within the garden, making this an enjoyable outdoor space for relaxing and entertaining during the warmer months.

A Home With Potential - Offering four bedrooms, detached accommodation, a private driveway, generous garage and an appealing garden, this is a home that provides an excellent combination of space, location and potential.

Competitively priced for a four-bedroom detached property within the area, it represents an exciting opportunity for buyers looking to secure a substantial family home and gradually put their own stamp on it.

With its excellent location, peaceful setting and flexible accommodation, early viewing is highly recommended

Tenure: We can confirm the property is Freehold.

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

Services Connected: mains electricity, gas, water and drainage.

Viewings: Strictly via appointment through our Great Barr Residential Sales Department on 0121 325 1133
or via Greatbarr@paulcarrestateagents.co.uk



Hallway
15' 9" x 6' 3" (4.8m x 1.9m)

Guest W.C
5' 11" x 2' 11" (1.8m x 0.9m)

Kitchen
13' 1" x 8' 10" (4m x 2.7m)

Front Reception Room
20' 0" x 12' 10" (6.1m x 3.9m)

Dining Room
11' 10" x 9' 10" (3.6m x 3m)

Extended Sun Room
5' 7" x 19' 0" (1.7m x 5.8m)

Bedroom One
12' 10" x 11' 2" (3.9m x 3.4m)

Bedroom Two
9' 6" x 7' 10" (2.9m x 2.4m)

Bedroom Three
10' 6" x 10' 2" (3.2m x 3.1m)

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

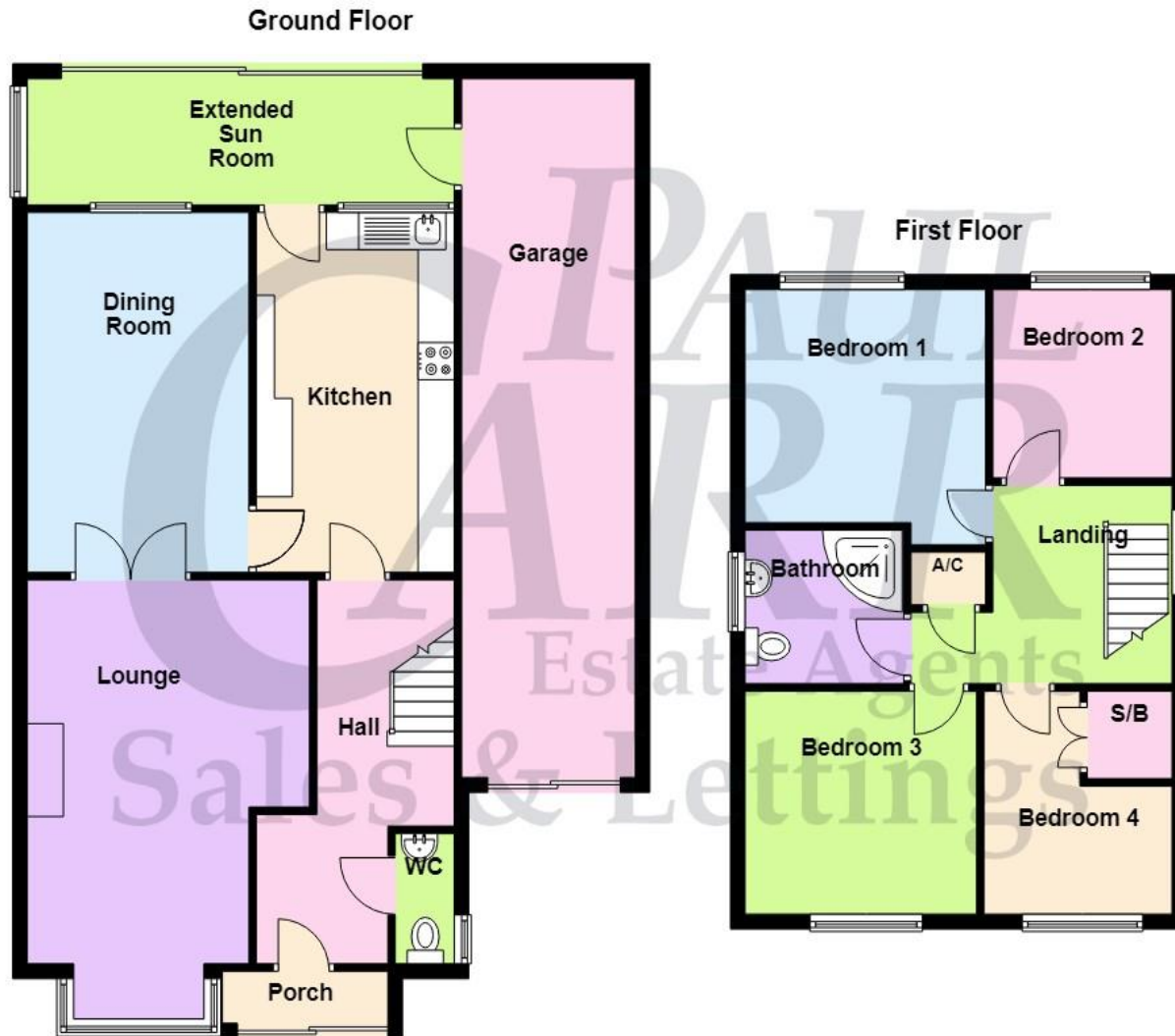
Family Bathroom
7' 7" x 6' 7" (2.3m x 2m)





Floor Plan

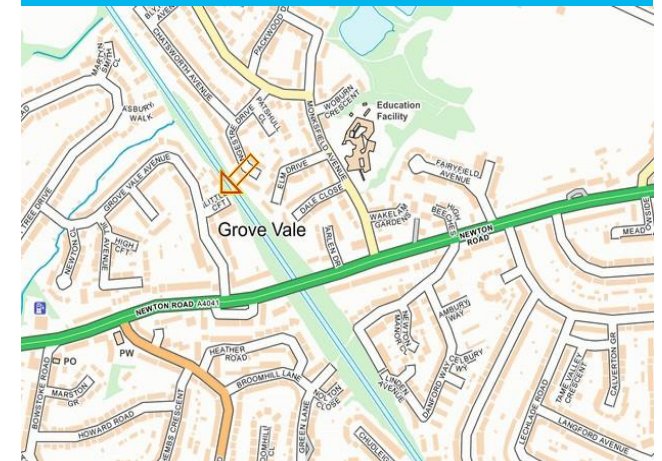
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	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:

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.