



Montana Avenue, Great Barr
Birmingham, B42 1QP

Offers Over £390,000

Great Barr

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Situated within a sought-after cul-de-sac in a popular location for families, this heavily extended four-bedroom semi-detached home offers exceptional living space, modern finishes throughout and is perfectly positioned close to local schools, amenities and excellent transport links. Set behind a front driveway and accessed via steps, the elevated position allows for stunning views across the Birmingham skyline from the front of the property, creating an impressive first impression.

Internally, the home is extremely well presented and finished to a modern standard throughout. A welcoming reception hall leads through to a spacious through lounge and dining room, with bi-fold doors opening from the dining area onto the rear garden, seamlessly blending indoor and outdoor living. The dining area also benefits from remote-controlled Velux windows and remote-controlled blinds, allowing the space to be filled with natural light whilst offering complete convenience and privacy when required. The extended kitchen is a superb family space, offering an abundance of storage units, ample worktop space and room for a dining table and chairs. The kitchen further benefits from colour-changing spotlights, under-counter and under-unit lighting, along with underfloor heating, which also extends into the hallway and downstairs shower room. The ground floor is completed by a useful and stylish shower room, ideal for modern family life.

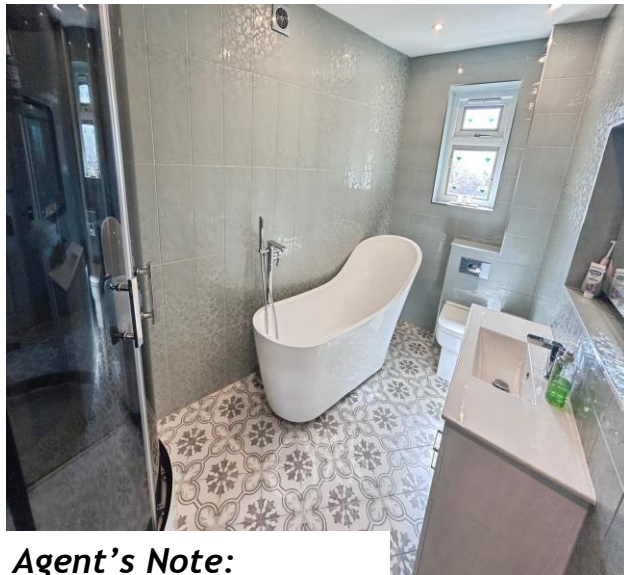
To the first floor there are three well-proportioned bedrooms, including two generous double bedrooms and an exceptionally spacious principal bedroom. The two rear bedrooms benefit from French windows, allowing plenty of natural light and attractive views over the garden. The family bathroom is a fantastic size and features a beautiful slipper bath alongside a separate corner shower cubicle. A superb loft conversion creates the fourth bedroom, offering a versatile space that could equally serve as a home office, hobby room or man cave, depending on individual requirements. The loft room also benefits from access to its own bathroom area, creating a private top-floor retreat if desired.

Throughout the home, all windows are fitted with built-in shutter blinds, whilst the loft room enjoys the added luxury of remote-controlled blinds.

Externally, the rear garden is an excellent size, featuring a patio area ideal for outdoor dining and entertaining, leading onto a well-maintained lawn.

Properties of this quality, size and specification are rarely available, so early viewing is highly recommended. Contact us today to arrange your viewing and discover everything this exceptional family home has to offer.





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: 3rd September 2026

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 £57 (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.

Property Specification

SOUGHT AFTER CUL-DE-SAC LOCATION
HEAVILY EXTENDED FAMILY HOME
STUNNING BIRMINGHAM SKYLINE VIEWS
FOUR BEDROOMS INCLUDING LOFT CONVERSION
MODERN THROUGHOUT & IMMACULATLY PRESENTED

Reception Hall

Lounge 6.24m (20'6") max x 2.92m (9'7")

Dining Area 3.15m (10'4") x 2.84m (9'4")

Modern Dining Kitchen 6.24m (20'6") x 5.13m (16'10")

Shower Room 1.77m (5'10") x 1.44m (4'9")

Landing

Master Bedroom 4.43m (14'6") x 4.06m (13'4")

Bedroom 2 3.89m (12'9") max x 3.04m (10')

Bedroom 3 2.98m (9'9") max x 2.94m (9'8")

Bathroom

Bedroom 4 / Loft Room 5.68m (18'7") max x 4.86m (15'11") max

Bathroom Area

Viewer's Note:

Services connected: Electric, gas, water and mains drainage
Council tax band: D
Tenure: Freehold

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		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

