PAUL CARR Estate Agents Sales & Lettings

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Forger Close, Great Barr
Birmingham, B42 2FF

£390,000

Situated on the ever-popular Fore Meadows Estate, this beautiful four-bedroom detached family home offers exceptional accommodation throughout and is presented to an impeccable show home standard.
Having been thoughtfully extended to provide additional living space, including a porch and utility room, this impressive property is truly turn key ready, making it the perfect purchase for buyers looking to move in and enjoy.

Upon entering the property, you are welcomed by an extended porch leading into a welcoming entrance hallway.

The ground floor offers a well-presented kitchen fitted with a range of stylish white cabinets, incorporating a cooker and sink, alongside the convenience of a downstairs WC. The spacious living room provides a wonderful place to relax and entertain, featuring French doors opening directly onto the rear garden and allowing plenty of natural light to flow through.

Further enhancing the ground floor is an extended utility room and versatile playroom, offering excellent additional space for family life, hobbies or home working, with a separate door providing access to the rear garden.

To the first floor, the property boasts four generously proportioned bedrooms, with the principal bedroom benefiting from its own private en-suite shower room. The remaining bedrooms are served by a modern three-piece family bathroom suite.

Externally, the property continues to impress, with off-road parking to the front, an attractive rear garden featuring a patio area, ideal for outdoor dining and entertaining, and a detached garage providing excellent additional storage.

A fantastic opportunity to acquire a beautifully maintained, extended detached family home in a sought-after residential location.
Early viewing is highly recommended to fully appreciate the standard of accommodation on offer

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Birmingham 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

or via Greatbarr@paulcarrestateagents.co.uk



Hallway
17' 9" x 6' 7" (5.4m x 2m)

Kitchen
14' 1" x 11' 10" (4.3m x 3.6m)

W.C
3' 7" x 5' 11" (1.1m x 1.8m)

Living Room
13' 9" x 19' 8" (4.2m x 6m)

Utility
24' 3" x 5' 7" (7.4m x 1.7m)

Garage
17' 5" x 8' 6" (5.3m x 2.6m)

Bedroom 1
13' 9" x 10' 6" (4.2m x 3.2m)

En-Suite
6' 7" x 3' 11" (2m x 1.2m)

Bedroom 2
11' 6" x 9' 10" (3.5m x 3m)

Bedroom 3
10' 6" x 8' 2" (3.2m x 2.5m)

Bedroom 4
8' 10" x 7' 7" (2.7m x 2.3m)

Bathroom
6' 7" x 5' 7" (2m x 1.7m)











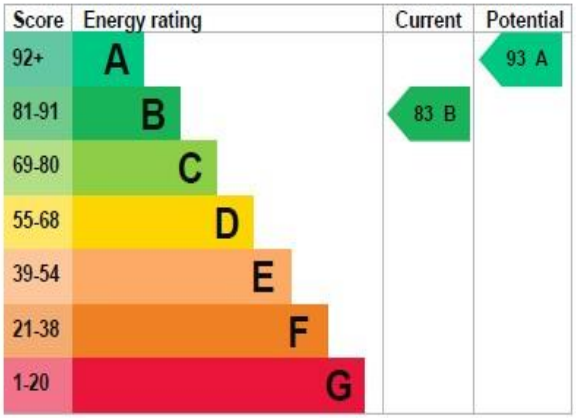


Floor Plan

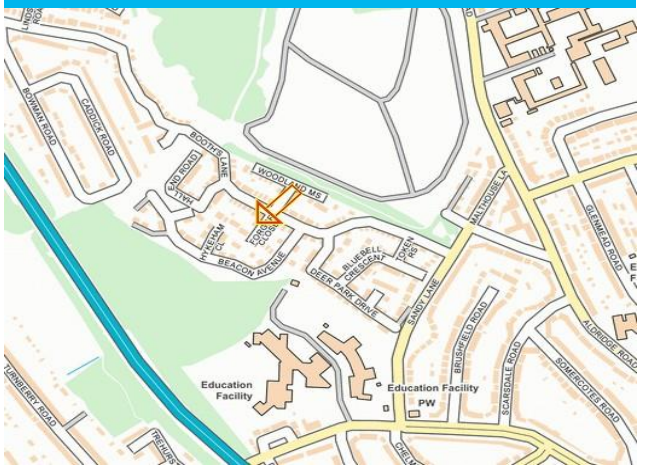
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating



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 £47.50 + VAT (£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.