PAUL CARR Estate Agents Sales & Lettings

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Kinross Crescent, Great Barr
Birmingham, B43 7PU

£280,000

Great Barr

£280,000

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We are thrilled to offer for sale this well-loved and generously proportioned family home, benefiting from both front and rear extensions and enjoying the rare advantage of a beautiful, untouched orchard directly to the rear.

Approached via a wide block-paved driveway, there is ample parking for multiple vehicles, together with access to the integral garage, which provides useful additional storage and also houses the central heating boiler. A front entrance leads into the property. Upon entering, you are welcomed into the extended front reception room, a versatile space which could lend itself to a variety of uses and also provides access to the first-floor accommodation. Double doors open through into the main living room, providing a comfortable and well-proportioned space ideal for both relaxation and entertaining. The living room flows naturally into the extended breakfast area, which enjoys views towards the garden and provides access into the conservatory. The breakfast area also wraps around towards the kitchen, creating a particularly useful and sociable area of the home. The kitchen is fitted with a range of wall and base cabinets with work surfaces over, incorporating a stainless-steel sink and drainer together with space for both integrated and freestanding appliances. A door provides access to the side elevation.

Moving upstairs, the landing leads to three bedrooms, comprising two good-sized double bedrooms and a reasonable-sized third bedroom. The front-facing bedroom benefits from a useful built-in storage cupboard positioned over the stairs, whilst the rear-facing bedroom enjoys built-in wardrobes.

Completing the internal accommodation is a separate W.C. and a spacious family bathroom, fitted with a wash hand basin, corner bath and separate shower enclosure.

Outside, the rear garden is a particular highlight of the property, enjoying fantastic views towards the beautiful orchard beyond. A large paved patio provides an ideal space for outdoor furniture and entertaining, with protective fencing positioned across the downward sections. As the garden continues, there is a good selection of mature shrubs and established hedging, together with fencing to the boundaries, creating a pleasant and established outdoor space.

Coming to the market with NO UPWARD CHAIN, this superb family home represents an exciting opportunity for buyers looking to put their own stamp on a property. With its generous accommodation, extensions, ample parking, garage and, most importantly, its rare and attractive outlook towards the untouched orchard, this is a home with plenty of potential to refurbish and customise to individual requirements.




















Property Specification

THREE BEDROOM EXTENDED FAMILY HOME
BEAUTIFUL ORCHARD VIEWS TO REAR
WIDE BLOCK-PAVED DRIVEWAY
GARAGE & ADDITIONAL STORAGE
FRONT & REAR EXTENSIONS

Front Reception Room
13' 9" x 11' 10" (4.2m x 3.6m)

Lounge
16' 1" x 12' 2" (4.9m x 3.7m)

Extended Breakfast Room
7' 10" x 20' 0" (2.4m x 6.1m)

Kitchen
12' 10" x 7' 10" (3.9m x 2.4m)

Conservatory
9' 6" x 8' 10" (2.9m x 2.7m)

Bedroom One
10' 10" x 12' 2" (3.3m x 3.7m)

Bedroom Two
12' 6" x 8' 10" (3.8m x 2.7m)

Bedroom Three
9' 6" x 6' 11" (2.9m x 2.1m)

Family Bathroom
7' 7" x 6' 11" (2.3m x 2.1m)

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:

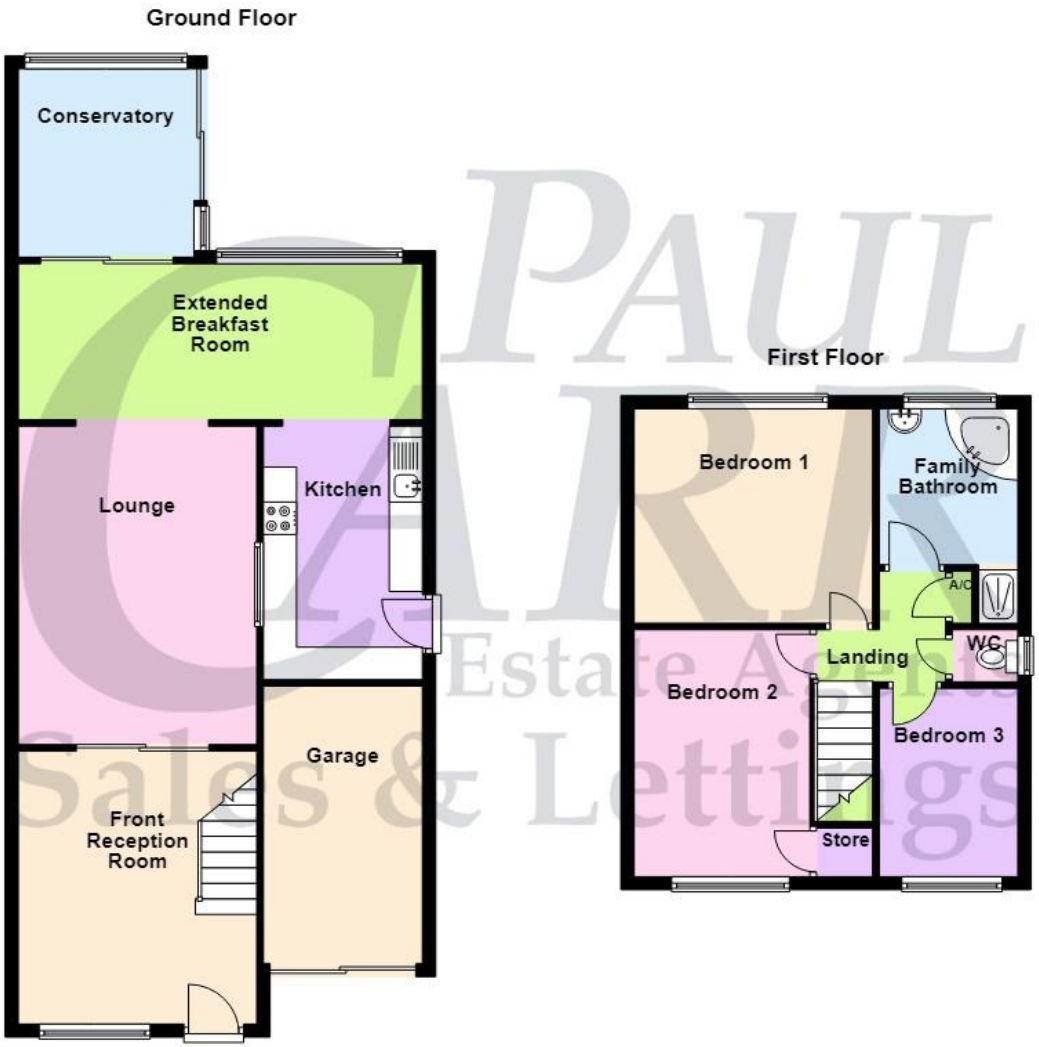
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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:

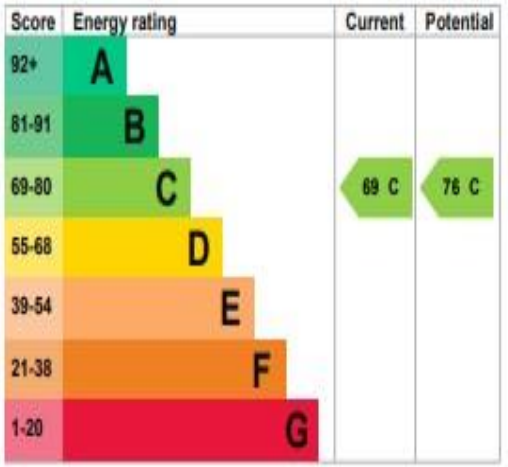
Services connected: mains electricity,gas,water and drainage
Council tax band: C
Tenure: Freehold

Floor Plan

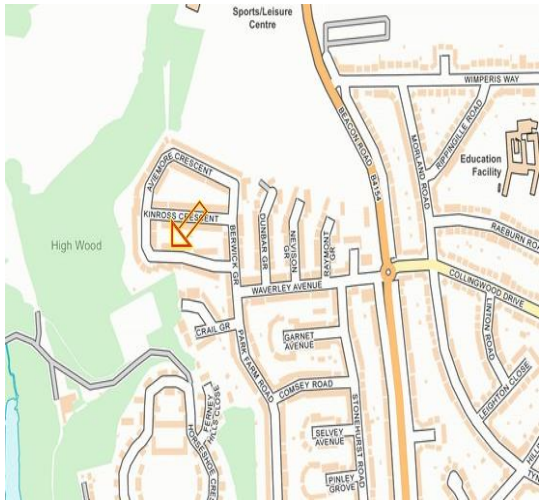
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating



Map Location



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