



Gainsborough Crescent, Great Barr  
Birmingham, B43 7LB

Offers Over £260,000

# Great Barr

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*Welcome to Gainsborough Crescent, a beautifully improved three-bedroom semi-detached home, perfectly positioned on a corner plot and ready to move straight into.*

*The property has been thoughtfully upgraded throughout, including full replastering to the majority of rooms, a complete electrical rewire, and stylish new interiors.*

A standout feature is the stunning contemporary kitchen, fitted with modern fixtures and fittings, marble-effect worktops, and integrated appliances including cooker, oven, and dishwasher.

The brand-new bathroom has been finished to a high standard with a P-shaped bath and shower over, vanity sink with storage, and striking porcelain tiling.

Further enhancements include new carpets throughout and attractive herringbone-style laminate flooring, giving the home a fresh, modern feel.

Approached via a neat front garden and private driveway, a generous and secure porch leads into the welcoming entrance hallway. The ground floor offers a spacious through lounge and dining area with feature fireplace and patio doors opening onto the rear garden.

Off the kitchen sits a versatile multi-functional room, ideal for use as a utility, home office, or playroom. Upstairs you'll find three well-proportioned bedrooms - two comfortable doubles and a larger-than-average third bedroom - alongside a stylish family bathroom.

Externally, the compact rear garden is easy to maintain while still offering an inviting outdoor space to enjoy. This fantastic home would make an ideal choice for families or first-time buyers seeking a move-in ready property. Early viewing is highly recommended.





## Property Specification

STUNNING REFURBISHED FAMILY HOME  
THREE BEDROOMS  
CONTEMPORARY KITCHEN & BATHROOM  
SPACIOUS DRIVEWAY  
UTILITY ROOM & GARAGE  
FULLY BOARDED LOFT SPACE

### Entrance Porch

Hallway 11' 2" x 5' 11" (3.4m x 1.8m)

Dual Aspect Lounge & Diner 25' 7" x 11' 2" (7.8m x 3.4m)

Kitchen 10' 6" x 7' 3" (3.2m x 2.2m)

Utility 14' 5" x 11' 6" (4.4m x 3.5m)

Garage 15' 9" x 8' 2" (4.8m x 2.5m)

Landing 8' 2" x 8' 6" (2.5m x 2.6m)

Bedroom One 14' 5" x 9' 6" (4.4m x 2.9m)

Bedroom Two 9' 10" x 12' 2" (3m x 3.7m)

Bedroom Three 9' 2" x 7' 10" (2.8m x 2.4m)

Family Bathroom 6' 7" x 8' 2" (2m x 2.5m)

### 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: 15th May 2026

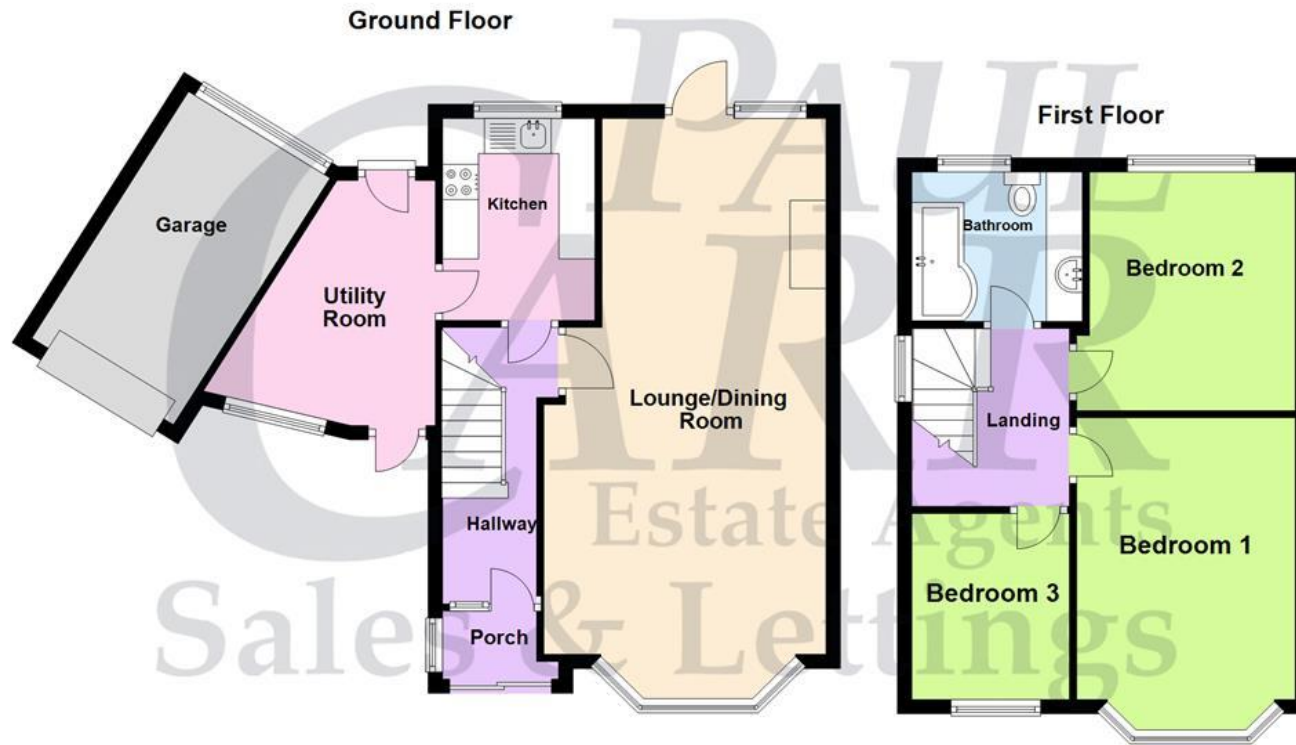
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### Viewer's Note:

Services connected: mains electricity, gas, water and 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             |         |           |
| 69-80 | C             |         | 74 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 53 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

# Map Location

