



Kinross Crescent, Great Barr
Birmingham, B43 7PX

£260,000

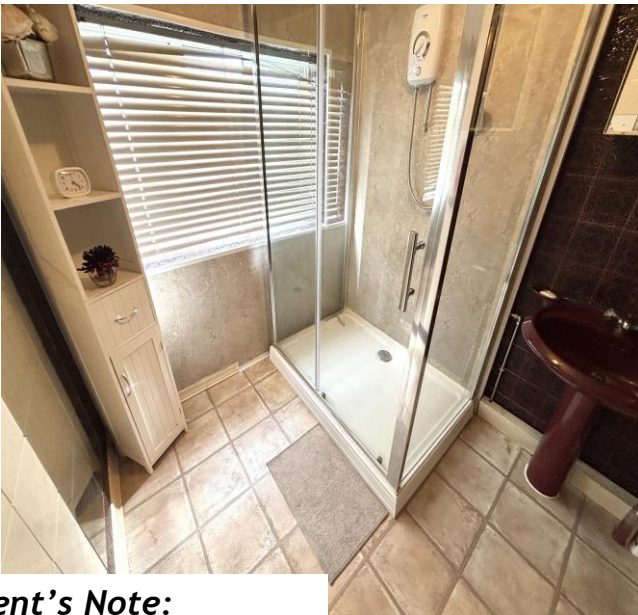
Great Barr

£260,000



We are thrilled to offer for sale this quality extended family home, located on the ever-popular Park Farm estate. Situated within a quieter section of the development, the property remains conveniently positioned for local shopping amenities, Barr Beacon School and Netherhall Nature Reserve. The property is approached via a private block-paved driveway, providing parking for multiple vehicles. A secure porch, integral garage and secure side entrance complete the frontage. A wide and welcoming hallway provides access to the principal living areas, with stairs rising to the first floor. The spacious and extended lounge offers excellent family living space and flows through into the L-shaped extension, which incorporates a dining area enjoying a pleasant outlook over the rear garden. The inner kitchen is fitted with a range of base and wall-mounted cabinets, complemented by a useful breakfast bar worktop. A door provides access to the secure side passage, with further access into the integral garage. Ascending to the first floor, there are three bedrooms, comprising two good-sized doubles positioned to the front and rear, together with a smaller but reasonable-sized third bedroom. The principal bedroom, situated to the rear, benefits from full-length fitted wardrobes with sliding doors. The family shower room features a large walk-in shower enclosure, wash hand basin and mainly tiled finish. An airing cupboard houses the boiler, while a separate WC completes the first-floor accommodation. Outside, the rear garden provides a mature and established green setting, with a manageable layout and a good degree of privacy afforded by mature hedging to the rear and boundaries. A paved patio provides an excellent area for outdoor seating and entertaining. This extended family home is offered for sale with the benefit of NO UPWARD CHAIN and has been priced to reflect the opportunity for modernisation, allowing a new owner to update and personalise the property to their own taste and requirements. Early viewing is highly recommended.





Property Specification

EXTENDED THREE BEDROOM FAMILY HOME
POPULAR PARK FARM ESTATE LOCATION
PRIVATE BLOCK-PAVED DRIVEWAY
SPACIOUS LOUNGE & DINING EXTENSION
MATURE & PRIVATE REAR GARDEN
NO UPWARD CHAIN

Porch 2' 0" x 11' 6" (0.6m x 3.5m)

Entrance Hall 9' 10" x 12' 2" (3m x 3.7m)

Extended Lounge 21' 0" x 11' 10" (6.4m x 3.6m)

Dining Area 7' 7" x 10' 6" (2.3m x 3.2m)

Kitchen 9' 10" x 9' 10" (3m x 3m)

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)

Seperate W.C

Airing Cupboard

Family Shower Room 8' 2" x 6' 11" (2.5m x 2.1m)

Garage 17' 9" x 6' 11" (5.4m 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.

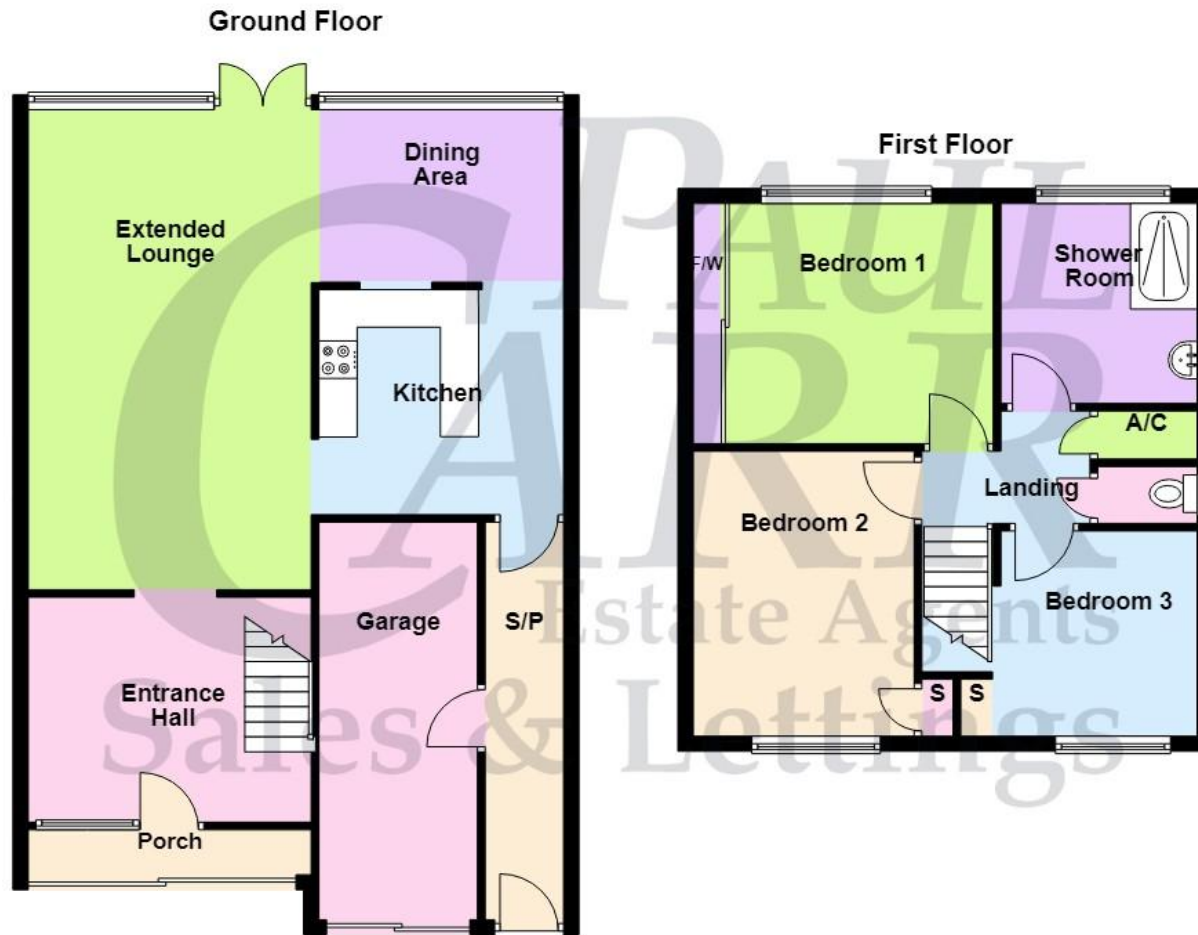
Viewer's Note:

Services connected:
Council tax band: C
Tenure: Freehold
Restrictions:
Other Charges:

Floor Plan

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

Energy Efficiency Rating



Map Location

