Great Barr 0121 325 1133 Greatbarr@paulcarrestateagents.co.uk

Hall End Road, Great Barr
Birmingham, B42 2BF

Offers in the Region Of £420,000

We are delighted to offer for sale this beautifully presented four-bedroom detached family home, occupying an enviable position tucked away within a quiet private road on the highly regarded Fore Meadows development in Great Barr.
Perfectly suited to growing families, the property enjoys convenient access to excellent local amenities, transport links and highly regarded schooling for all age groups, whilst offering a peaceful setting away from passing traffic.

Upon arrival, the property immediately impresses with its attractive frontage and generous driveway parking extending to the boundary fence, together with additional tandem parking to the side of the house leading to the garage. Internally, a welcoming entrance hall leads to a guest W.C, a spacious contemporary kitchen diner positioned at the front of the property and a superb full-width lounge overlooking the rear garden, creating a fantastic space for both family living and entertaining.

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom benefiting from a private en-suite shower room. The remaining bedrooms are served by a stylish and contemporary family bathroom finished to a high standard.
The outdoor space is undoubtedly one of the home's most impressive features.

Designed with lifestyle and entertaining in mind, the beautifully landscaped rear garden offers a raised decked seating area perfectly positioned to enjoy the sunshine, a tranquil fishpond, an outdoor kitchen and BBQ area, access to a lengthy garage and a versatile garden studio/home office, ideal for remote working, hobbies or fitness enthusiasts.
An outdoor hot tub is also available via separate negotiation.

Further benefits include gas central heating, double glazing and an impressive array of 18 solar panels with a Duracell solar battery, helping to reduce utility costs whilst enhancing the property's energy efficiency.

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

Entrance Hallway
18' 8" x 6' 3" (5.7m x 1.9m)

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

Kitchen
14' 9" x 11' 10" (4.5m x 3.6m)

Lounge
13' 9" x 18' 8" (4.2m x 5.7m)

Bedroom One
14' 5" x 10' 10" (4.4m x 3.3m)

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

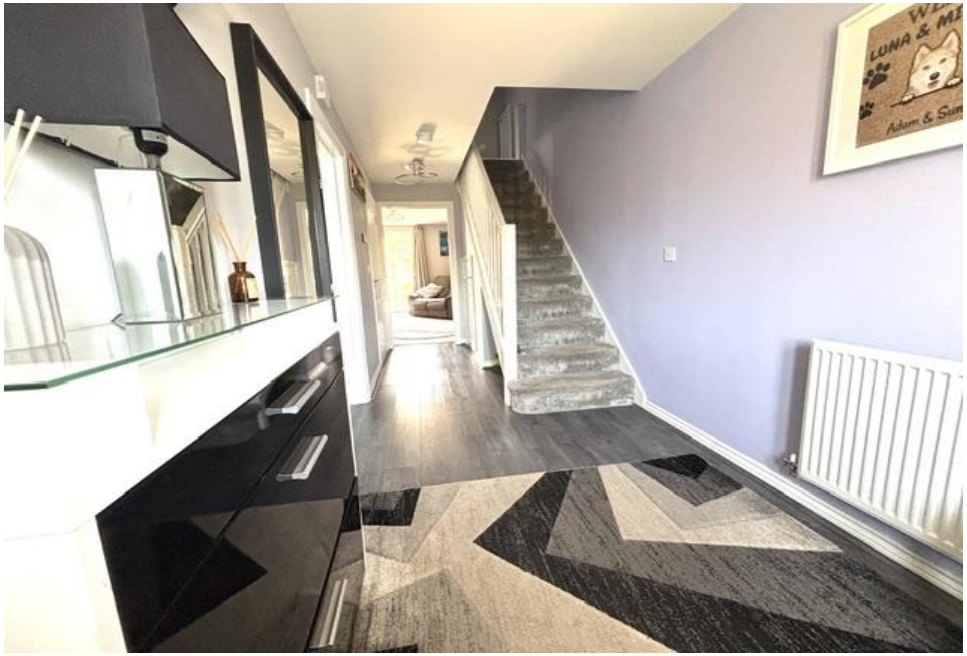
Bedroom Two
12' 2" x 9' 10" (3.7m x 3m)

Bedroom Three
9' 10" x 7' 7" (3m x 2.3m)

Bedroom Four
11' 10" x 8' 6" (3.6m x 2.6m)

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

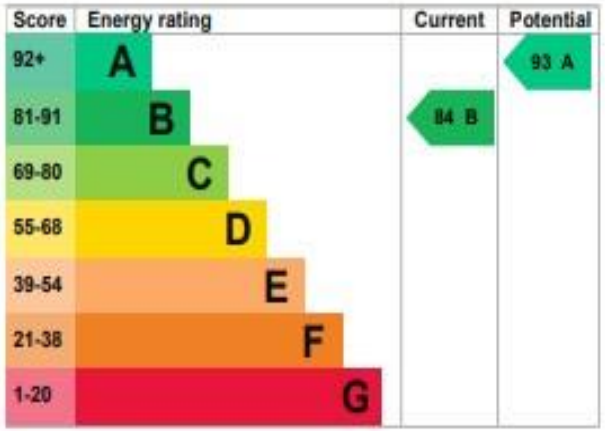
Garden Room / Home Studio
7' 3" x 5' 11" (2.2m x 1.8m)



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 £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.