



Whitecrest, Great Barr
Birmingham, B43 6HG

£280,000

Great Barr

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Situated on the highly sought-after Whitecrest Estate, this semi-detached bungalow presents a fantastic opportunity for those looking to create a home tailored to their own style and requirements.

From the moment you arrive, the property offers excellent potential, with a generous plot providing surrounding land space, a neatly block-paved driveway and a detached double garage with electric garage doors, offering both practicality and further scope for the future.

Internally, the property offers well-proportioned accommodation throughout, beginning with two comfortable bedrooms, including a spacious master bedroom which benefits from its own walk-in wardrobe.

A separate family bathroom serves the accommodation, while the lounge and kitchen provide excellent living space with the added benefit of a thoughtful rear extension, creating a larger and more versatile area ideal for modern family living. To the rear, the property enjoys a manageable-sized garden, providing a private outdoor space with further potential to enhance and personalise.

The generous plot and surrounding land space offer a rare opportunity for buyers looking for a property with the possibility to add value and truly make it their own.

Offered for sale with no onward chain, this bungalow is ready for renovation and represents an exciting opportunity for a variety of buyers, including those looking to modernise, downsize, or unlock the full potential of a property in a desirable location.

Early viewing is highly recommended to appreciate the space, position, and possibilities this home has to offer.





Property Specification

EXTENDED BUNGALOW
WHITECREST ESTATE
CHAIN FREE PURCHASE
READY TO BE RENOVATED
GREAT POTENTIAL

Bedroom 1 3.99m (13'1") x 3.00m (9'10")

Walk in wardrobe 4.20m (13'9") x 2.21m (7'3")

Bedroom 2 9' 4" x 12' 8" (2.84m x 3.86m)

Bathroom 0' 0" x 6' 1" (1.98m x 1.866m)

Lounge 4.37m (14'4") x 3.40m (11'2")

Lounge Extension 7' 9" x 13' 0" (2.37m x 3.95m)

Extended Kitchen 6.00m (19'8") x 2.71m (8'11")

Extended Double Garage 5.16m (16'11") x 4.87m
(16')

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

Ground Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

