



Whitecrest, Great Barr
Birmingham, B43 6ES

£180,000

Great Barr

£180,000



We are thrilled to present a rare opportunity to acquire this FREEHOLD first floor maisonette, complete with its own detached garden and garage. Perfectly suited to downsizers and first-time buyers alike, this lovely home is situated on the highly regarded and quiet Whitecrest Estate in Great Barr, conveniently located for local amenities, schools and the M6 motorway network.

Property highlights

Secure front porch entrance leading to a staircase rising to the first floor accommodation.

Welcoming hallway featuring doors to all rooms along with ample built-in storage cupboards.

Two generous double bedrooms, with the principal bedroom in particular offering excellent proportions along with fitted mirrored wardrobes.

Separate and well-equipped kitchen comprising a range of modern wall and base units with work surfaces over and space for appliances.

Stylish family shower room featuring a recently refitted contemporary suite, including a large walk-in shower with modern fixtures, W.C., wash hand basin with useful storage beneath and attractive contemporary décor throughout.

The lounge offers a well laid out and neutral living space featuring fitted carpets, chimney breast with fireplace and a window to the front elevation allowing for plenty of natural light.

Externally, a shared driveway leads to the detached private garden featuring a brick retaining wall, manageable lawn, mature shrubs and fenced boundaries, together with a highly convenient garage benefitting from electric power.

Overall, this lovely key-ready home represents an excellent opportunity for a wide range of buyers, with selected soft furnishings also available via separate negotiation.





Property Specification

FREEHOLD FIRST FLOOR MAISONETTE
A RARE OPPORTUNITY FOR A PROPERTY OF THIS TYPE
DETACHED PRIVATE GARDEN
GARAGE WITH ELECTRIC POWER
TWO DOUBLE BEDROOMS

Porch

Hallway
11' 10" x 5' 11" (3.6m x 1.8m)

Bedroom One
12' 2" x 10' 6" (3.7m x 3.2m)

Bedroom Two
11' 2" x 8' 2" (3.4m x 2.5m)

Lounge
12' 6" x 13' 1" (3.8m x 4m)

Kitchen
8' 10" x 7' 10" (2.7m x 2.4m)

Shower Room
6' 3" x 6' 3" (1.9m x 1.9m)

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: A
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	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

