



Woodland Mews, Great Barr
Birmingham, B42 2FU

£325,000

Proudly presenting this modern and beautifully designed detached family home, ideally situated on the quiet and desirable Woodland Mews in Great Barr. Perfectly positioned close to local amenities, the highly regarded Barr View Primary School, a choice of secondary schools and offering convenient access to the M6 motorway network, this property combines contemporary living with everyday convenience.

The spacious front lounge provides a welcoming setting for family life, featuring stylish décor and an attractive feature wall. To the rear, the modern kitchen and dining area boasts an appealing range of wall and base units, complemented by an attractive colour scheme and ample space for a full dining table. Patio doors open directly onto the rear garden, creating a wonderful sense of light and space.

A large adjoining pantry and a convenient guest W.C complete the ground floor.

Upstairs, the property offers three generously proportioned bedrooms, a particularly appealing feature for this style of home locally. The principal bedroom benefits from fitted wardrobes, a useful recess ideal for a desk or dressing area, and a sleek en-suite shower room.

The contemporary family bathroom completes the first floor, featuring a bathtub, wash hand basin and W.C.

Externally, the rear garden features a lawn and an elevated decked patio area, offering space to relax and enjoy the outdoors. The garden also provides potential for a new owner to personalise and make their own. Secure gated side access leads to the front of the property. Further benefits include a separate garage, offering secure parking or versatile storage, together with a private parking space directly in front.

This beautifully presented, key-ready home offers an excellent opportunity for families seeking modern style, practical living space and convenience in a sought-after Great Barr location.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C 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



Hall
6' 7" x 6' 7" (2m x 2m)

Lounge
17' 5" x 12' 2" (5.3m x 3.7m)

Kitchen Diner
10' 6" x 15' 5" (3.2m x 4.7m)

Guest W.C
3' 3" x 5' 11" (1m x 1.8m)

Storage Cupboard
8' 10" x 2' 11" (2.7m x 0.9m)

Landing
6' 3" x 5' 11" (1.9m x 1.8m)

Bedroom One
14' 9" x 9' 6" (4.5m x 2.9m)

En-suite
6' 7" x 5' 7" (2m x 1.7m)

Bedroom Two
12' 2" x 8' 6" (3.7m x 2.6m)

Bedroom Three
15' 5" x 6' 7" (4.7m x 2m)

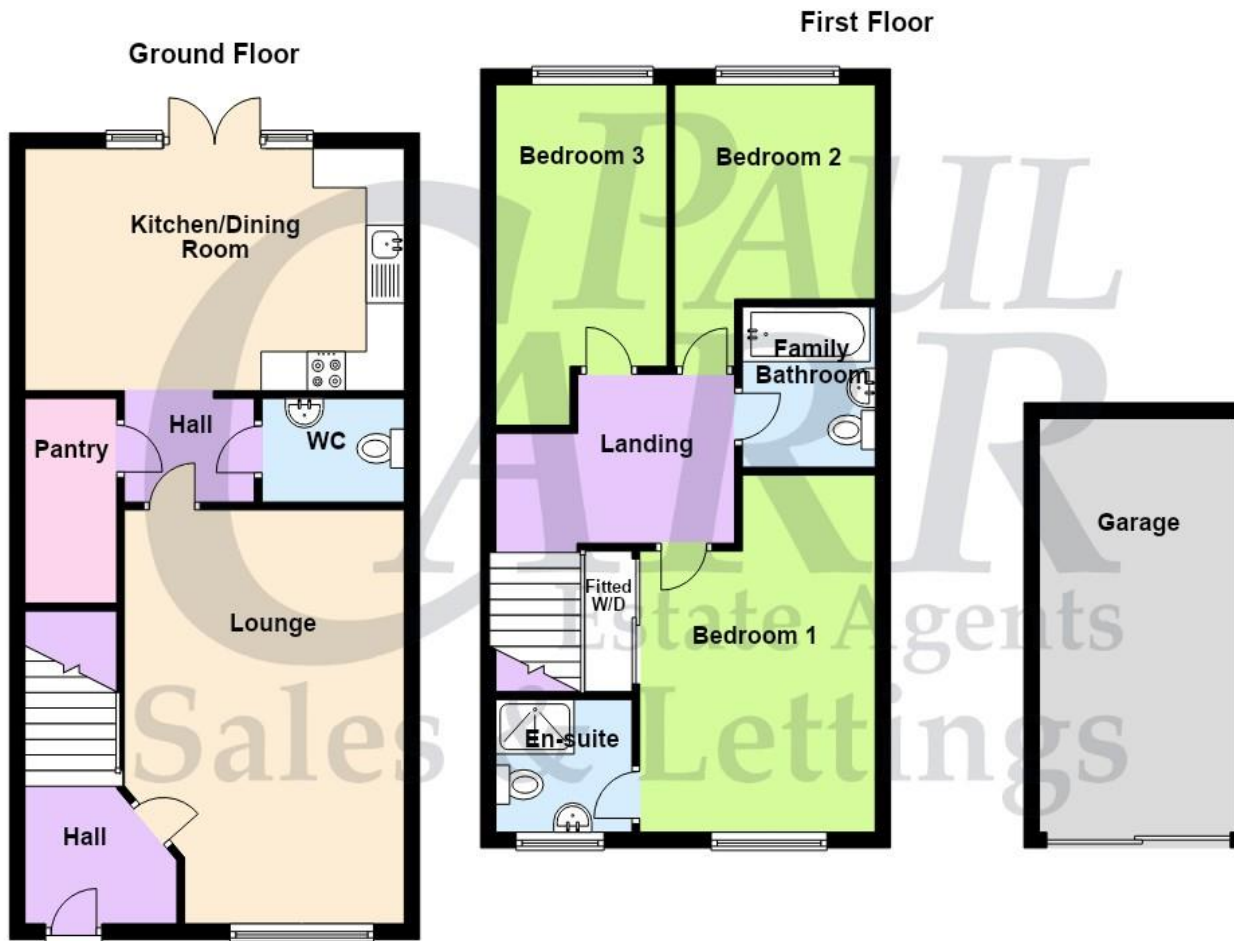
Family Bathroom
5' 7" x 6' 7" (1.7m x 2m)





Floor Plan

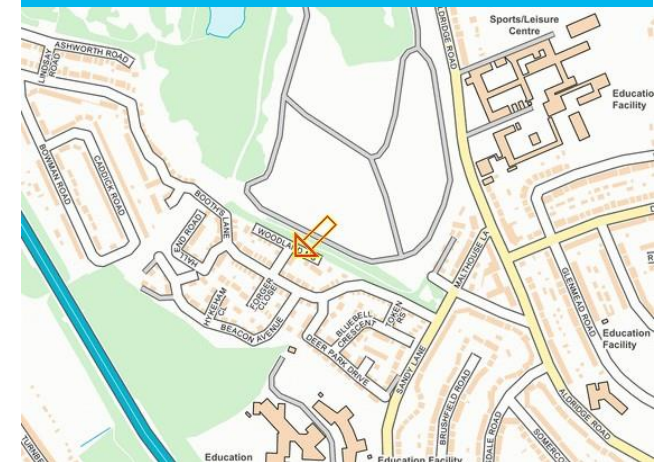
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 £47.50 + VAT (£57 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.