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35 Bluebell Crescent, Birmingham, West Midlands. B42 2FS

Offers in excess of £325,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

**\*\*\*STUNNING DETACHED FAMILY HOME\*\*\*SPACIOUS IMMACULATELY PRESENTED THROUGHOUT\*\*\*POPULAR SOUGHT AFTER LOCATION\*\*\*THREE GOOD SIZE DOUBLE BEDROOMS\*\*\*AMPLE LOUNGE/DINING ROOM\*\*\*MODERN KITCHEN/BREAKFAST ROOM\*\*\*WELCOMING ENTRANCE HALLWAY\*\*\*GUEST W.C.\*\*\*STYLISH FAMILY BATHROOM\*\*\*EN-SUITE TO MASTER BEDROOM\*\*\*PRIVATE REAR GARDEN\*\*\*GARAGE\*\*\*DRIVEWAY TO SIDE\*\*\* A fantastic opportunity to purchase this stunning, immaculately presented; detached family home. Situated in a popular location of Great Barr, within easy reach of popular primary and secondary schooling, amenities and motorway networks. Built approximately 8 years ago as part of a modern development with accommodation in brief comprising, welcoming entrance hallway, ample lounge/dining room, kitchen/breakfast room, guest w.c., three good size double bedrooms; master having en-suite shower room and stylish family bathroom. Outside is a private rear garden, garage and driveway for approximately two vehicles.**

## FEATURES

- IMMACULATELY PRESENTED DETACHED FAMILY HOME
- AMPLE LOUNGE/DINING ROOM
- MODERN KITCHEN/BREAKFAST ROOM
- GUEST W.C.
- THREE GOOD SIZE DOUBLE BEDROOMS/MASTER WITH EN-SUITE
- STYLISH FAMILY BATHROOM
- PRIVATE REAR GARDEN
- GARAGE AND A DRIVEWAY TO FORE



## ROOM DESCRIPTIONS

### Approach

Approached via a small front garden having slate borders housing shrubs and trees, storm porch with door giving access to:-

### Entrance Hallway

A welcoming entrance hallway; with stairs rising to the first floor, under the stairs storage cupboard and doors giving access to:-

### Lounge/Dining Room

15' 05" x 15' 1" (4.70m x 4.60m)

### Kitchen/Breakfast Room

11' 02" x 10' 01" (3.40m x 3.07m)

### Guest W.C.

### Landing

Having loft access and doors giving access to all upstairs rooms.

### Bedroom One

11' 04" x 10' 01" (3.45m x 3.07m)

### En-Suite

### Bedroom Two

11' 06" x 8' 07" (3.51m x 2.62m)

### Bedroom Three

13' 03" x 6' 08" (4.04m x 2.03m)

### Family Bathroom

6' 07" x 5' 06" (2.01m x 1.68m)

### Rear Garden

Having a patio area with the rest laid to lawn, shingled borders housing shrubs and trees, access to side and garage.

### Garage

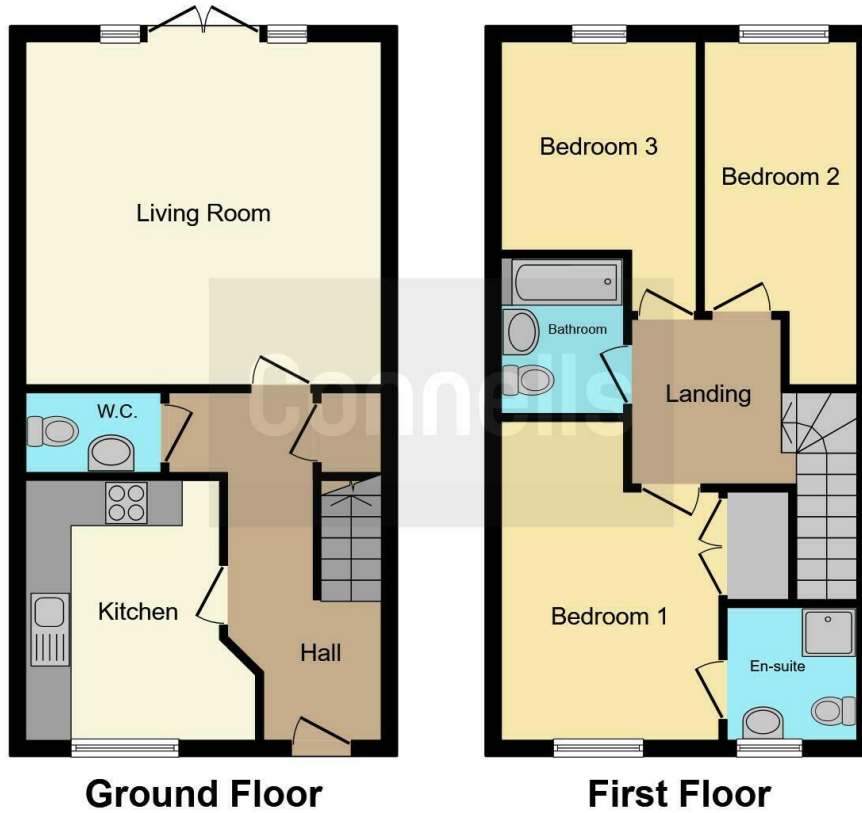
A single garage having up and over door and driveway.







# FLOORPLAN & EPC



**Ground Floor**

**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		94
(81-91)	<b>B</b>	83	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	