



Little Croft, Great Barr
Birmingham, B43 6DA

£375,000

Situated within a quiet cul-de-sac on the ever-popular Grove Vale Estate, this impressive four bedroom detached family home enjoys an enviable plot with excellent kerb appeal and generous land to the side, offering exciting potential for future extension or enhancement, subject to the usual permissions.

Beautifully maintained throughout, the home offers spacious and versatile accommodation, ideal for growing families while still allowing room to add your own personal touch over time.

The spacious driveway provides off-road parking for multiple vehicles, complemented by a manicured front garden with mature shrubs, creating a standout first impression.

A secure glazed sliding porch opens into a welcoming entrance hall, setting the tone for the quality throughout. A well-presented guest WC includes a low-level W.C, hand wash basin with vanity storage, heated towel rail and window for ventilation. The lounge is immaculately maintained, offering a warm and comfortable setting to unwind. Folding doors allow it to be opened into the dining room. Perfect for entertaining, but easily separated when a more formal layout is preferred. The kitchen features a good range of wall and base units with ample worktop space, and is ready to move straight in, while also offering scope to modernise in the future.

Upstairs, you will find four genuine double bedrooms, with the principal and second rooms being particularly generous in size. The contemporary family shower room includes a walk-in shower enclosure, integrated vanity unit, hand wash basin, low-level WC, and useful built-in storage, all finished in a stylish modern design.

Outside, the rear garden has been lovingly maintained, offering an excellent balance of patio and lawn, ideal for outdoor dining, entertaining, or simply enjoying the warmer months. Secure fencing provides privacy, with side access and direct access to the garage, offering storage or potential for further use, subject to permissions.

With its spacious accommodation, excellent kerb appeal, and prime location close to well-regarded schools, amenities, and transport links, this property presents a rare opportunity to secure a detached family home that genuinely stands out. Early viewing is highly recommended.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E payable to Sandwell 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



Porch 2.65m (8'8") x 0.62m (2')

W.C 1.89m (6'2") x 0.87m (2'10")

Hall 4.74m (15'7") x 2.53m (8'4")

Lounge 19' 10" x 12' 10" (6.04m x 3.92m)

Dining Room 3.36m (11') x 2.98m (9'9")

Kitchen 3.87m (12'8") max x 2.79m (9'2")

Bedroom 1 3.68m (12'1") x 3.35m (11')

Bedroom 2 2.75m (9') x 2.43m (8')

Bedroom 3 3.16m (10'4") x 2.98m (9'9")

Bedroom 4 2.99m (9'10") x 2.67m (8'9")

Shower Room 2.30m (7'7") x 1.89m (6'2")

Garage 8.83m (29') x 2.35m (7'9")





Floor Plan

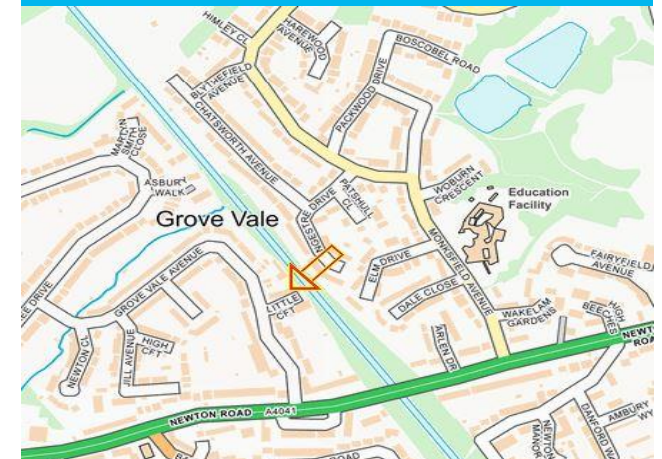
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 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 £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.