

CHRIS FOSTER & Daughter

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41 Leighton Close, Great Barr, B43 7HY Guide Price £275,000

A particularly spacious, four bedroom, three storey mid town house residence that occupies a quiet cul-de-sac position in this sought after residential location within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Lounge * Fitted Dining Kitchen * Conservatory * Four Bedrooms * Modern Shower Room * Off Road Parking for Four Cars * Gas Central Heating System * PVCu Double Glazing

Council Tax Band
Local Authority -



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Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248



41 Leighton Close, Great Barr



Lounge



Fitted Dining Kitchen



Fitted Dining Kitchen



Conservatory

41 Leighton Close, Great Barr



Bedroom One



Bedroom Two



Bedroom Three



Modern Shower Room



Bedroom Four



Rear Garden

41 Leighton Close, Great Barr

An internal inspection is essential to begin to fully appreciate this particularly spacious, four bedroom three storey mid town house residence, that occupies a quiet cul-de-sac position in this sought after residential location, close to local amenities.

The property is well situated close to excellent schools for children of all ages including Pheasey Park Farm Primary, Sundridge Primary School, Meadow View JMI School and Barr Beacon Secondary School whilst local shopping facilities are also nearby together with frequent public transport services.

Commuters will find that the M6 junction 7 is within a short driving distance which gives further access to the M5, M42 and M6 toll roads increasing accessibility to all main centres of the Midlands conurbation.

The accommodation that enjoys the benefit of a gas fired central heating system and PVCu double glazing briefly comprises of the following:

FULLY ENCLOSED PORCH

PVCu double glazed sliding patio door to the front elevation, wall light point and tiled floor.

RECEPTION HALL

PVCu double glazed entrance door, laminate floor covering, central heating radiator, ceiling light point and under stairs storage cupboard off.

LOUNGE

4.39m x 3.00m (14'5 x 9'10)

PVCu double glazed bay window to front elevation, feature fireplace, central heating radiator, laminate floor covering and two wall light points.

FITTED DINING KITCHEN

4.72m x 3.12m (15'6 x 10'3)

PVCu double glazed window to rear elevation, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in "Hot Point" electric oven, separate gas hob with extractor canopy over, space and plumbing for washing machine and dishwasher, space for fridge freezer, central heating radiator, four ceiling light points and PVCu double glazed sliding patio door leading to

CONSERVATORY

2.95m x 2.39m (9'8 x 7'10)

PVCu double glazed double opening doors and windows to rear and wall light point.

FIRST FLOOR LANDING

with ceiling light point.

BEDROOM ONE

3.56m x 3.15m (11'8 x 10'4)

PVCu double glazed window to rear elevation, laminate floor covering, central heating radiator and ceiling light point.

BEDROOM TWO

3.84m x 3.56m maximum (12'7 x 11'8 maximum)

PVCu double glazed window to front elevation, laminate floor covering, central heating radiator and ceiling light point.

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BEDROOM THREE

2.44m x 2.06m (8'0 x 6'9)

PVCu double glazed window to front elevation, laminate floor covering, central heating radiator and ceiling light point.

MODERN SHOWER ROOM

PVCu double glazed frosted window to rear elevation, corner shower enclosure with overhead and hand held shower attachments, vanity wash hand basin with storage cupboard below, WC, central heating radiator, ceiling light point and airing cupboard off.

SECOND FLOOR LANDING

having ceiling light point.

BEDROOM FOUR

3.61m x 3.58m (11'10 x 11'9)

double glazed "VELUX" windows to the front and rear elevations, laminate floor covering, central heating radiator, ceiling light point and under eaves storage.

OUTSIDE

FORE GARDEN

having a paved frontage providing off road parking for four cars.

REAR GARDEN

with enclosed side entry, paved patio area and path, twin lawns, side borders, ornamental pond, outside tap, large workshop/shed with power supply.

GENERAL INFORMATION

We understand the property is Freehold with vacant possession upon completion.

SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	