



**Ferney Hills Close, Great Barr
Birmingham, B43 7DP**

Offers in Excess of £280,000

Great Barr

Offers in Excess of £280,000



Paul Carr Estate Agents are proud to bring to market this immaculate three bedroom end terraced town house situated on a quiet cul de sac Ferney Hills Close. Located on the popular Nether Hall Estate you are close to local amenities, well regarded schools and minutes walk away from the lovely Nether Hall Park.

The home is approached via a paved pathway with a side lawn and driveway for one vehicle.

Upon entering the home you are welcomed with a large hallway giving you access to a downstairs W.C and the kitchen/diner with attractive bay window, fitted with a gas hob, oven, sink unit with side drainer, dish washer, tiled splash back, wall and base units and is finished with a brown décor.

Heading up to the first floor you are presented with a large lounge area decorated in a neutral grey décor and the third bedroom which is a comfortable double room.

The second floor offers another two bedrooms which are both double rooms, the main bedroom has an en suite which is fitted with a shower, hand wash basin and W.C.

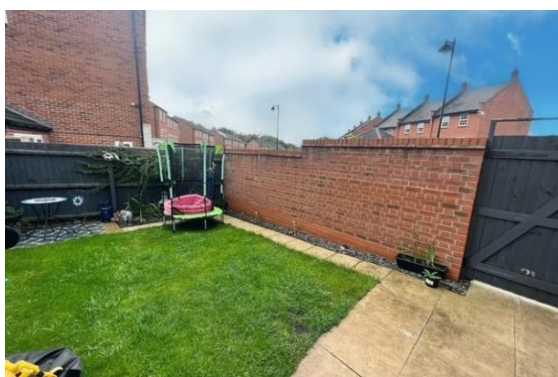
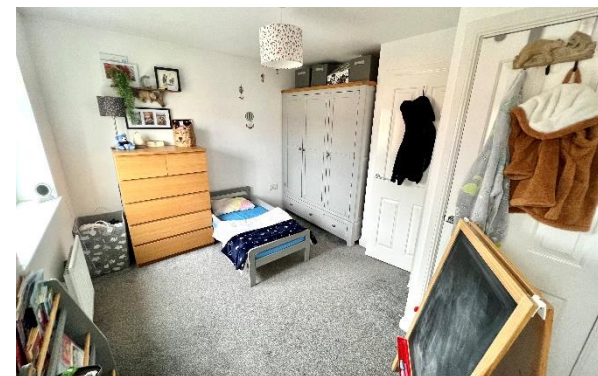
The family bathroom consists of a bath with shower over, hand wash basin, W.C and is finished with black floor tiles and a white wall décor.

Externally, the home has to offer a small private rear garden with a patio area and fencing to the perimeter.

If you are interested in viewing this family home, then please contact the Great Barr office on 1021 325 1133.



Property Specification



THREE BEDROOM TOWNHOUSE
NETHERHALL ESTATE
END TERRACE
THREE DOUBLE BEDROOMS
KITCHEN/DINER

Hallway 6' 7" x 16' 5" (2m x 5m)

Kitchen/Diner 10' 0" x 15' 1" (3.06m x 4.6m)

W.C 6' 3" x 3' 3" (1.9m x 1m)

Lounge 14' 5" x 15' 1" (4.4m x 4.6m)

Bedroom One 13' 9" x 9' 2" (4.2m x 2.8m)

Bedroom Two 9' 2" x 15' 1" (2.8m x 4.6m)

Bedroom Three 10' 2" x 8' 6" (3.1m x 2.6m)

Ensuite 6' 11" x 6' 7" (2.1m x 2m)

Bathroom 7' 3" x 5' 11" (2.2m x 1.8m)

Garage 16' 5" x 7' 10" (5m x 2.4m)

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: 5th October 2023

Viewer's Note:

Services connected: mains electricity, gas, water and drainage

Council tax band: D

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			97
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

