



Romney Way, Great Barr
Birmingham, B43 7UT

£245,000

Great Barr

£245,000



This impressive wide plot comes to market with no upward chain and is ripe for further extension to add immediate value or for a family home to grow into. Situated on the highly sought after Pheasey Estate within close proximity to popular schools and local amenities.

Approached via a large driveway giving the owner the advantage of off road parking for multiple vehicles leading up to a side garage, porch and front entry. The hallway leads to all downstairs rooms and has stairs off to the first floor. The main reception area is a dual aspect space which offers impressive proportions with an attractive bay window to the fore and door at the rear out to the garden. The kitchen offers a range off wall and base cabinets, wall mounted boiler, sink and drainer, space for hob and oven and other integrated appliances and a patio door out into the garden.

Travelling onto the first floor the landing leads to three bedrooms, two being generous doubles and a good size third bedroom with stair box incorporating a fitted wardrobe. The family bathroom completes the internal accommodation and offers a three piece suite with bath and shower over, wash hand basin, low level W.C and airing cupboard.

Externally the rear garden is a manageable low maintenance garden made up mainly of paved patio, fencing to the perimeters, sheltered canopy, side gate access and good space to the side of the house adjacent to the garage.

This impressive plot will require some modernisation and gives owners the opportunity to do a full double storey side extension subject to planning approval.

An internal inspection is highly recommended.





Property Specification

LARGER STYLE SEMI DETACHED HOME
DUAL ASPECT RECEPTION ROOM
THREE BEDROOMS
MODERNISATION REQUIRED PRICED TO SELL
ACCORDINGLY
IMPRESSIVE WIDE DRIVEWAY

Porch

3' 11" x 8' 10" (1.2m x 2.7m)

Hallway

8' 10" x 5' 11" (2.7m x 1.8m)

Kitchen

13' 5" x 6' 11" (4.1m x 2.1m)

Dual Aspect Lounge

25' 11" x 11' 2" (7.9m x 3.4m)

Bedroom One

14' 5" x 9' 10" (4.4m x 3m)

Bedroom Two

11' 10" x 9' 10" (3.6m x 3m)

Bedroom Three

8' 10" x 7' 7" (2.7m x 2.3m)

Bathroom

6' 7" x 8' 2" (2m x 2.5m)

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:

Viewer's Note:

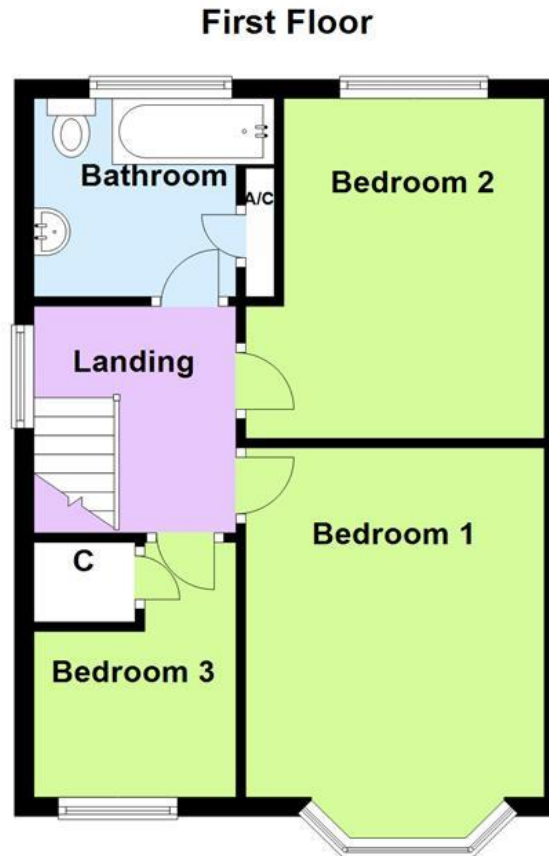
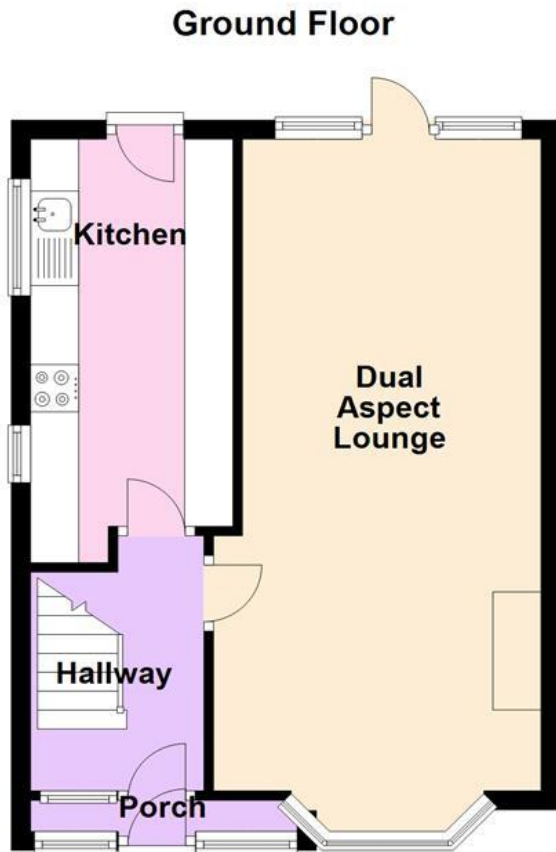
Services connected: mains electricity, gas, water and drainage

Council tax band: C

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			
(69-80) C			
(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

