



Gainsborough Crescent, Great Barr
Birmingham, B43 7TR

Offers in the Region Of £260,000

Great Barr

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Gainsborough Crescent is a traditional style end terrace situated on the much sought after Pheasey Estate.

This impressive extended property has been the subject of vast improvement and modernisation and should be viewed at the earliest opportunity.

The property is approached via a block paved driveway giving the owner the advantage of off road parking and leads to entrance at the side of the property. Internally, the hallway benefits from fitted cupboards, doors into all rooms and stairs off to the first floor. The lounge offers very spacious proportions with an attractive bow window to the fore, light carpets, feature chimney breast and sliding doors into the rear extension. The rear extension is a particular feature of the property giving excellent additional floorspace with laminate flooring, a lantern skylight and impressive bi-folding doors out onto the patio. The kitchen completes the downstairs accommodation and offers a range of contemporary wall and base cabinets with attractive work surfaces, one and a half bowl sink and drainer with metro tile splashbacks, double oven, electric hob with overhead extractor along with space for integrated white goods.

To the first floor, this delightful home offers three bedrooms, two of which being spacious doubles and a reasonable size third bedroom. The principle bedroom also benefits from useful built in wardrobes. The family bathroom has a lovely suite which has been fully modernised comprising a tiled suite with quadrant shower enclosure, bath, W.C., wash hand basin and heated towel rail.

Back out onto the hallway are further stairs leading up to a converted loft room which makes a perfect office area for homeworkers with a Velux window allowing natural light.

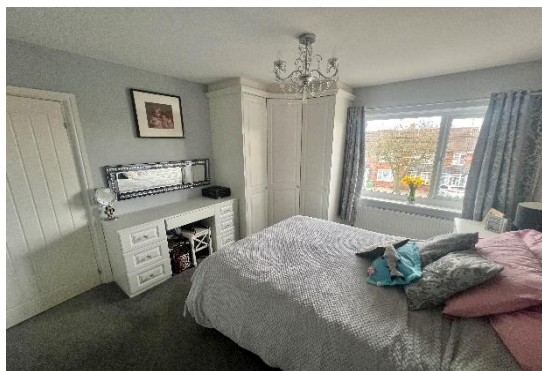
To the rear, there is a slabbed patio area with access to the side gate, a well maintained lawn with fencing and flower bed border and a summer house to the rear with full electric power.

The property really is a must view to appreciate the quality of the accommodation being offered for sale.



Property Specification

THREE BEDROOMS
END TERRACE
CONVERTED LOFT
SINGLE STOREY EXTENSION
GOOD SIZED DRIVEWAY



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: B

Tenure: Freehold

Lounge 22' 8" x 13' 1" (6.9m x 4m)

Kitchen 13' 7" x 7' 10" (4.15m x 2.4m)

Rear Extension 9' 8" x 17' 5" (2.95m x 5.3m)

Bedroom One 12' 10" x 11' 2" (3.9m x 3.4m)

Bedroom Two 10' 10" x 11' 2" (3.3m x 3.4m)

Bedroom Three 9' 10" x 7' 10" (3m x 2.4m)

Bathroom 5' 7" x 7' 10" (1.7m x 2.4m)

Loft Room 10' 2" x 13' 5" (3.1m x 4.1m)

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		81
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Map Location

