



Collingwood Drive, Great Barr
Birmingham, B43 7JL

Offers in Excess of £250,000

Great Barr

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Paul Carr Estate Agents are delighted to present to the market this three bedroom semi detached property located on Collingwood Drive in Great Barr, with excellent proximity to local amenities and within walking distance of Barr Beacon School.

Approached via a spacious block paved driveway providing plentiful off road parking, there is entry through a secure porch. Downstairs comprises of a good size living room with large front bay window and central fireplace then a modern kitchen and diner to the rear. The kitchen offers a range of modern cream gloss cabinets with integrated fridge/freezer, double oven with gas hob and stainless steel sink/drain, then space for additional freestanding white goods.

To the first floor, there are three good size bedrooms with two being comfortable doubles and the third being larger than the average third bedroom. The family shower room offers a large shower cubicle, hand wash basin and low level W.C.

Externally, there is a large garden with steps up to a slabbed patio area and the rest is laid to lawn.

This home has undergone some recent external improvements and also features a new boiler fitted in the last twelve months.

An internal viewing is highly recommended.





Property Specification

THREE BEDROOM
SEMI DETACHED PROPERTY
WELL PRESENTED INTERIOR
POPULAR PHEASEY ESTATE
PRIVATE DRIVEWAY

Hallway

Lounge
15' 1" x 9' 10" (4.6m x 3m)

Kitchen & Diner
10' 2" x 16' 9" (3.1m x 5.1m)

Landing

Bedroom One
10' 2" x 10' 10" (3.1m x 3.3m)

Bedroom Two
12' 6" x 8' 6" (3.8m x 2.6m)

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

Shower Room
6' 11" x 5' 7" (2.1m x 1.7m)

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:

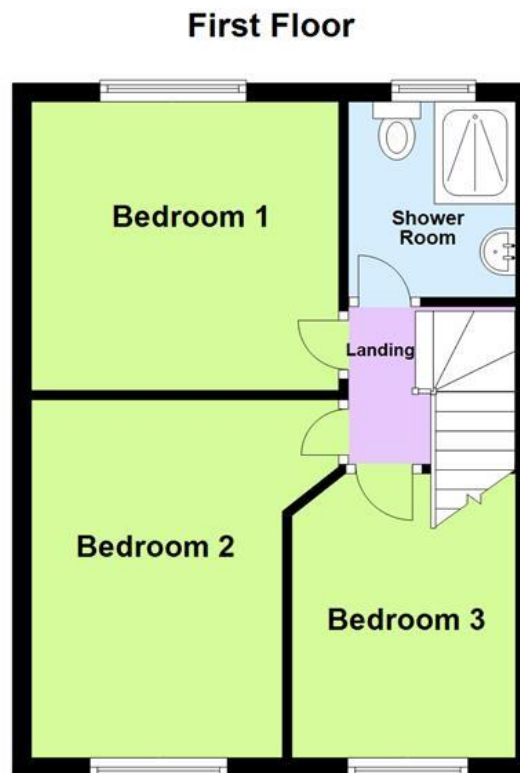
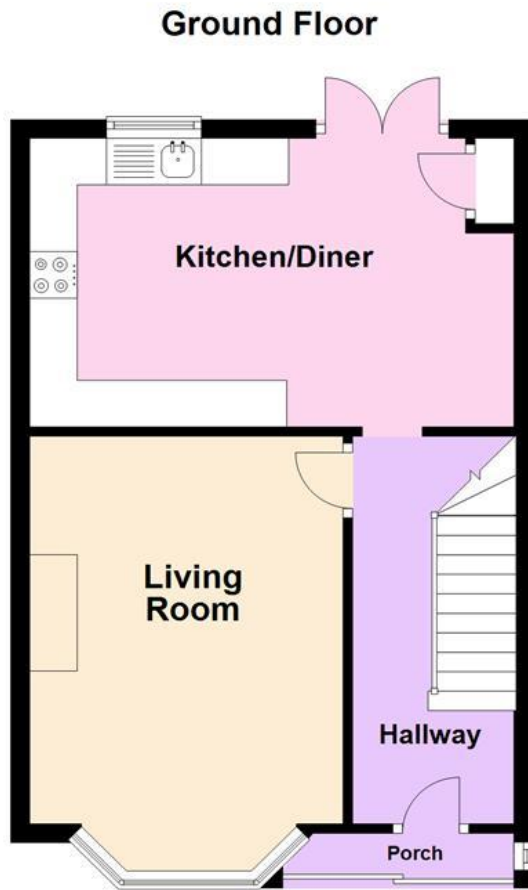
Services connected: mains electricity, gas, water and drainage

Council tax band: B

Tenure: Freehold

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		91
(69-80)	C		
(55-68)	D	56	
(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

