



Brooking Close, Great Barr  
Birmingham, B43 7TY

**Guide Price £240,000**

# Great Barr

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We are delighted to bring to the market this lovely three bedroom mid-terraced property on the popular Pheasey location being an ideal first time buy or family purchase. Ideally located for schooling for children of all ages, along with public transport links and road networks.

The property is approached via a good size block paved driveway leading to a secure porch.

Upon entry is a small hallway with stairs to the first floor and doors to all downstairs rooms.

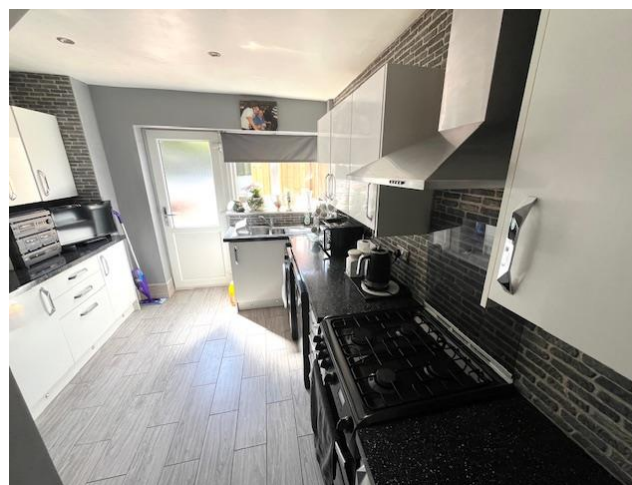
The main reception room offers a dual aspect lounge with grey carpets, a bay window to the front and double doors opening at the rear into the garden. The kitchen is fitted with an attractive range of base and wall units with work surfacing over incorporating a one and a half bowl sink with drainer, an integrated oven with a gas hob over and there is space for further integrated appliances and a patio door leading out to the rear garden.

To the first floor are two double bedrooms plus a smaller third bedroom with built in cupboard. Also accessed from bedroom two is an impressive boarded loft with Velux windows and ladder access.

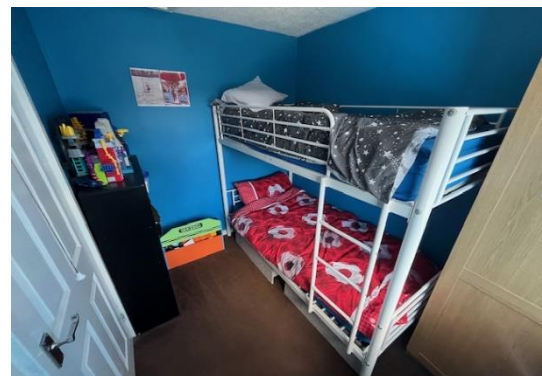
The family bathroom consists of a tiled suite with bath and shower over and wash hand basin. Further along the landing is a separate W.C and store cupboard.

To the rear of the property is a generous low maintenance garden with a block paved patio and an attractive higher tiered patio recently laid.

An attractive brick built store building completes the outside accommodation.



## Property Specification



THREE BEDROOM  
MID TERRACE  
BLOCK PAVED DRIVEWAY  
SPACIOUS LOUNGE & KITCHEN  
BOARD LOFT ROOM

Porch

Hallway

Living Room 20' 4" x 10' 10" (6.2m x 3.3m)

Kitchen 14' 1" x 9' 10" (4.3m x 3m)

Landing

Bedroom One 13' 1" x 13' 1" (4m x 4m)

Bedroom Two 13' 1" x 8' 10" (4m x 2.7m)

Bedroom Three 9' 2" x 6' 11" (2.8m x 2.1m)

Bathroom 6' 3" x 4' 11" (1.9m x 1.5m)

Separate W.C

Boarded Loft room 7' 7" x 22' 4" (2.3m x 6.8m)

### 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: 19th April 2024

### 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)                                    | <b>A</b> |         |           |
| (81-91)                                     | <b>B</b> |         |           |
| (69-80)                                     | <b>C</b> |         |           |
| (55-68)                                     | <b>D</b> |         |           |
| (39-54)                                     | <b>E</b> |         |           |
| (21-38)                                     | <b>F</b> |         |           |
| (1-20)                                      | <b>G</b> |         |           |

## Map Location

