



Horsley Road, Great Barr
Birmingham, B43 7JY

Offers in Excess of £260,000

Great Barr

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Paul Carr are pleased to present this three bedroom semi-detached home located on the popular Pheasey Estate. In close proximity for well regarded schools for all ages with local amenities and transport links close by.

The property benefits from a driveway and side garage.

Once entered into the property through the secure porch and into the hallway leading into the dual aspect living space with a bay window to front and further window to rear.

Leading into the kitchen there is an array of wall and base units finished in a cream décor with roll edged counter tops and splash back checkered tiles with a one and a half bowl sink unit with drainer to side and an integrated oven and a gas hob.

On the first floor there are two double bedrooms with integrated wardrobe space and a good size third. The main family bathroom consists of tiling with a corner P-shaped bath and shower unit above, w.c and hand wash basin.

The rear garden has fencing to the perimeter and a block paved patio leading to a lawn with further patio area. Having access to a well sized garage with great potential to extended (subject to necessary planning approval)

An internal viewing is highly recommended for this family home offering huge potential.



Property Specification

SEMI DETACHED
POPULAR PHEASEY ESTATE
GARAGE & DRIVEWAY
POTENTIAL TO EXTEND (SSTP)
NO UPWARD CHAIN

Entrance Porch 3' 7" x 8' 2" (1.1m x 2.5m)

Hallway 13' 5" x 5' 11" (4.1m x 1.8m)

Lounge 23' 11" x 11' 2" (7.3m x 3.4m)

Kitchen 10' 2" x 9' 6" (3.1m x 2.9m)

Bathroom 7' 3" x 7' 7" (2.2m x 2.3m)

Bedroom 1 11' 6" x 9' 6" (3.5m x 2.9m)

Bedroom 2 9' 10" x 9' 6" (3m x 2.9m)

Bedroom 3 9' 6" x 7' 10" (2.9m x 2.4m)

Bathroom 7' 3" x 7' 7" (2.2m x 2.3m)

Garage 23' 4" x 10' 6" (7.1m x 3.2m)



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:

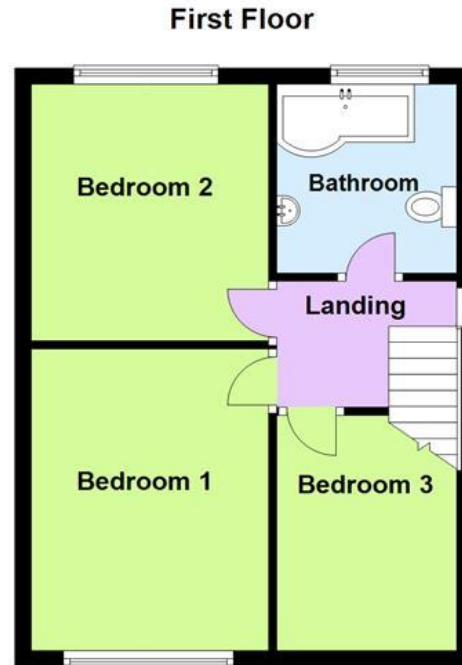
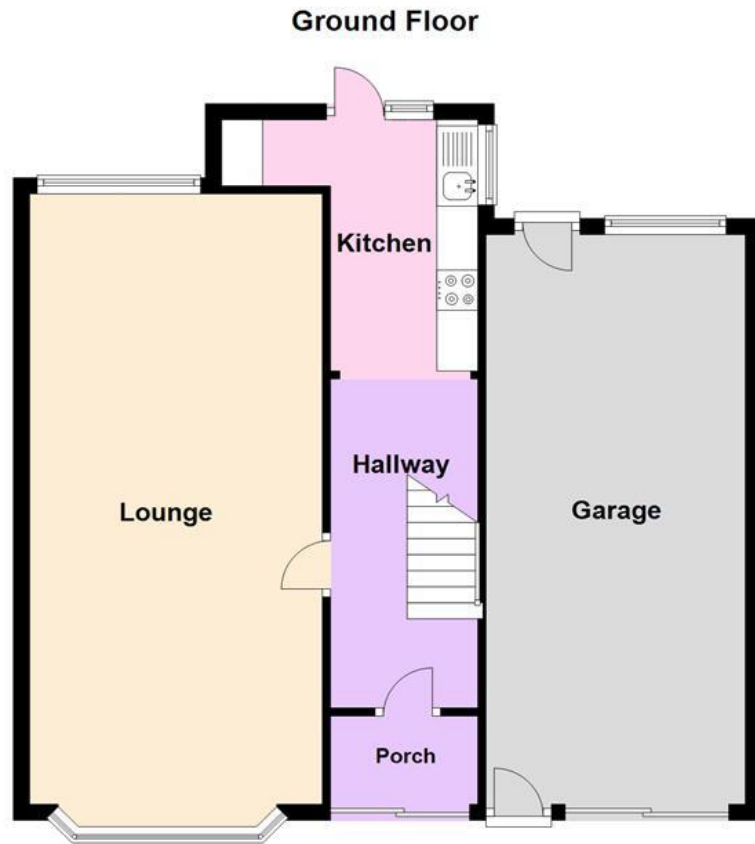
Services connected: mains electricity, gas, water and drainage

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		

Map Location

