



Constable Close, Great Barr  
Birmingham, B43 7HW

Offers in the Region Of £325,000

# Great Barr

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Constable Close is an extended four bedroom property, one of the larger builds on the Pheasey Estate with tremendous room proportions and side extension. Situated in a quiet cul-de-sac position off Hillingford Avenue and approached via a private front driveway. Internally there is an inviting hallway with under stairs storage, downstairs W.C, stairs off to first floor and doors into the lounge.

The lounge offers fabulous open space with light carpets throughout, sliding patio doors to the garden and doors into both the kitchen and dining room. The dining room has been converted from the garage and offers ample space for dining and entertaining. The kitchen benefits from a range of wall and base cabinets with work surfaces with gas hob and oven, space for integrated white goods, one and half bowl sink and drainer with overhead window and door to the rear out towards the garden.

Travelling upstairs the landing has access to the loft, airing cupboard space and leads to four bedrooms, bedroom one and two being of eye catching proportions, bedroom three also a double room and bedroom four currently set up as a study but can be easily used as another bedroom.

Externally the garden has a block paved patio, lawned garden and pond, hedges to the rear offering further privacy and a large outbuilding/summer house, ideal for home working which has full electric power, sink and drainer and W.C.

This spacious property would make an ideal purchase for families looking to upsize and requiring extra living space.





# Property Specification

EXTENDED FOUR BEDROOM PROPERTY  
IMPRESSIVE ROOM SIZES  
LOUNGE AND SEPERATE DINING AREA  
DOWNSTAIRS W.C  
LOVELY REAR GARDEN WITH VERSATILE OUT  
BUILDING/WORKSHOP

Hallway  
11' 8" x 11' 6" (3.56m x 3.5m)

Guest W.C  
7' 7" x 3' 3" (2.3m x 1m)

Lounge  
17' 9" x 20' 8" (5.4m x 6.3m)

Dining Room  
17' 5" x 8' 2" (5.3m x 2.5m)

Kitchen  
16' 1" x 9' 2" (4.9m x 2.8m)

Bathroom  
8' 5" x 7' 9" (2.57m x 2.35m)

Bedroom One  
15' 9" x 11' 6" (4.8m x 3.5m)

Bedroom Two  
16' 1" x 8' 10" (4.9m x 2.7m)

Bedroom Four  
10' 2" x 8' 2" (3.1m x 2.5m)

Bedroom Three  
12' 2" x 8' 5" (3.7m x 2.56m)

## 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: 17th February 2023

## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

## Map Location

