



Pomeroy Road, Great Barr  
Birmingham, B43 7LP

Offers in Excess of £395,000

***We are delighted to present to market this beautifully refurbished and thoughtfully extended semi detached family home.***

Located on the highly popular Pheasey estate in Great Barr within close proximity to a host of amenities and a stone's throw from Meadow view primary school. Approached via a well presented front garden set behind a brick retaining wall and a spacious wide driveway suitable for multiple vehicles which leads up to the a secure porch and also featuring handy water supply and electrical sockets affixed to the exterior wall. On entry the hallway features stairs to the first floor, a downstairs W.C and doors radiating off to all downstairs rooms. A dual aspect lounge and diner fronts the property featuring laminate flooring throughout, chimney breast and fireplace, patio door to the rear garden and a bay window to the fore. Travelling through to the kitchen you are greeted by a lovely contemporary design with modern wall and base units, Krion worktops throughout, plentiful space for appliances, double patio doors out to the garden and a nice central space ideal for a breakfast table or a central worktop island.

Completing the downstairs accommodation is a versatile downstairs room that could be used as a ground floor bedroom and is currently set up as an entertainment room.

Moving onto the first floor the landing leads off to all rooms, which includes two double bedrooms as part of the original floorplan, then forming part of the side extension is a good size bedroom with irregular shape and a multi functional room currently being used as a walk-in wardrobe but equally suited for a quiet home office. The family bathroom is an eye catching space with a beautifully designed interior, featuring a free standing bath, large walk in shower, wash hand basin with inset storage, W.C and heated towel rail. The landing features another staircase leading to the loft conversion which encompasses it's own private wash room, velux windows, eaves storage and fantastic views across the rear school fields.

Externally the rear garden comprises of a wrap around sandstone patio, gated picket fence, easy to maintain lawn, rear storage shed and fencing to the perimeters.

**This fantastic home would be a perfect buy for a multi generational family and internal viewing is highly recommended.**

#### **Additional Key Features**

Kitchen - Underfloor heating - Poggenpohl Kitchen - Krion (Porcelanosa) Worktop - Integrated Dishwasher - Fridge Freezer - Neff appliances  
Oven and Hob. Main Bathroom - Electric underfloor heating - Bluetooth antimist mirror / speakers –  
Wetroom with infinity drain - Boiler approx two years old

Tenure: We can confirm the property is Freehold

Council Tax Band: We can confirm the Council Tax Band is C payable to Birmingham City Council.

Services Connected: mains electricity, gas, water and drainage

Viewings: Strictly via appointment through our Great Barr Residential Sales Department on 0121 325 1133



**Porch**

**Hallway**

10' 5" x 5' 11" (3.18m x 1.8m)

**Ground Floor Bedroom / Home Office / Playroom**

12' 9" x 13' 9" (3.88m x 4.2m)

**Breakfast Kitchen**

15' 1" x 14' 5" (4.6m x 4.4m)

**Downstairs W.C**

6' 11" x 2' 6" (2.1m x 0.75m)

**Dual Aspect**

24' 7" x 11' 10" (7.5m x 3.6m)

**Bedroom One**

10' 4" x 11' 6" (3.14m x 3.5m)

**W.C**

7' 3" x 2' 11" (2.2m x 0.9m)

**Bedroom Two**

11' 6" x 13' 8" (3.5m x 4.16m)

**Bedroom Three**

12' 6" x 9' 10" (3.8m x 3m)

**Bedroom Four**

10' 4" x 9' 10" (3.14m x 3m)

**Multi Functional Room**

7' 1" x 8' 4" (2.17m x 2.55m)

**Family Bathroom**

10' 10" x 11' 10" (3.3m x 3.6m)





# Floor Plan

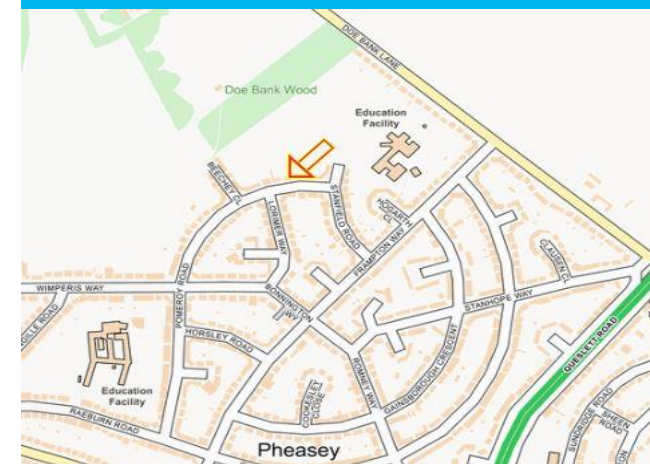
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy Rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location







### ***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: