



Frampton Way, Great Barr
Birmingham, B43 7UH

£325,000

Paul Carr Estate Agents are delighted to present this three bedroom extended and semi detached family home on Frampton Way, a popular location within the Pheasey Estate of Great Barr.

The property offers excellent proximity to good primary and secondary schools, and local amenities.

Approached via a shared paved driveway which leads up to a set back garage and also featuring an electric car charger affixed to the side elevation,. There is front entrance through a secure porch into a large open plan living room which features a beautifully presented reception space with herringbone style flooring, an attractive bay window and impressive media wall featuring a stylish electric fireplace. The extended kitchen really is one of the centre pieces of this fabulous home and has been refurbished with a generous selection of 'Howdens' wall and base units with a high quality quartz worktop over, double hob and oven, Belfast sink, feature mirror and a central island with fitted storage cabinets underneath. To the right of the kitchen is a useful storage / utility area which could be converted into a downstairs W.C. Impressive Bi-fold doors open out to the garden and are fitted with electric blinds

Travelling onto the first floor a spacious landing leads to three bedrooms, the principle bedroom being an excellent double size with front bay window, bedroom two also being a double and having aspect over the rear and bedroom three is a smaller room with built-in wardrobes either side. Completing the internal accommodation is a family bathroom, offering a mainly tiled suite, with a bathtub and shower over, glazed shower protector, hand wash basin with built in storage below and low level W.C .

Externally the rear garden offers a tidy sandstone patio area, with an easy to maintain artificial lawn, fencing to the perimeters, gated side entrance and access directly from the garden into the garage.

This truly beautiful home would make the ideal family home and comes with the added benefit of planning permission for an upper floor rear extension and adding a fourth bedroom

Tenure: We can confirm the property is Freehold.

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

Services Connected: mains electricity, gas, water and drainage.

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



Open Plan Living Room
23' 0" x 17' 9" (7m x 5.4m)

Extended Kitchen
13' 1" x 16' 9" (4m x 5.1m)

Landing
6' 3" x 8' 2" (1.9m x 2.5m)

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

Bedroom Three
8' 10" x 7' 7" (2.7m x 2.3m)

Bedroom Two
10' 10" x 9' 10" (3.3m x 3m)

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





Floor Plan

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

Ground Floor



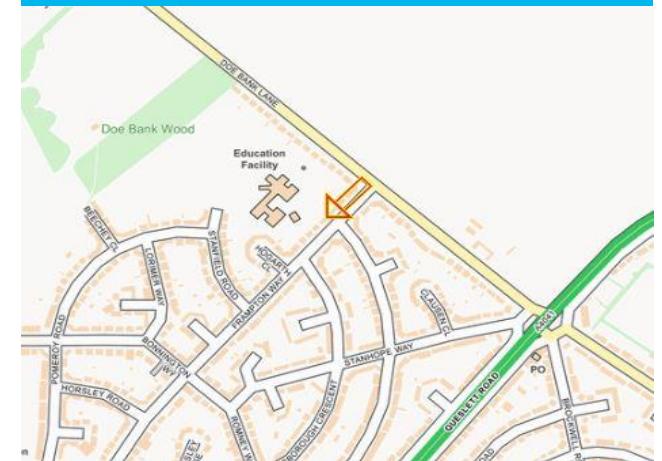
First Floor



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 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: