



Clausen Close, Great Barr  
Birmingham, B43 7UD

£240,000

# Great Barr

£240,000



Clausen Close is a spacious, dated larger style three bedroom semi-detached property, situated on the popular Pheasey Estate in Great Barr and within the catchment area of good schools with excellent public transport links to Birmingham, Walsall and surrounding areas.

The property is approached via a paved frontage adjacent to front lawn garden space leading up to the front entrance. Internally the hallway is a welcoming space with stairs off to the first floor accommodation, inbuilt store space and doors off to all downstairs rooms. The front lounge is off ample dimensions and features a bay window to the front. To the rear of the lounge you have sliding doors leading into the light and airy conservatory extension. The kitchen benefits from wall and base cabinets, work surface tops incorporating a sink and drainer and space for oven and hob and other integrated white goods. Out from the side of the kitchen is a door into a useful utility space for versatile use and an integral shared garage.

On the first floor the landing leads to three bedrooms, the front bedroom being of generous dimensions, bedroom two is also a good size double rear facing and a smaller third bedroom.

The family bathroom benefits from a mainly tiled suite offering a bath with shower over, hand wash hand basin and low lower W.C.

Externally the garden is neat and tidy with access to a guest W.C., mixture of lawn, patio area and fences along the perimeter and storage shed.

The property also benefits from having double glazing, central heating and offers great potential for a side extension subject to planning approval. An internal viewing at the earliest opportunity is highly recommended.





## Property Specification

SEMI-DETACHED PROPERTY  
DOWNSTAIRS W.C., UTILITY  
INTEGRAL GARAGE  
CONSERVATORY  
EXTENSION POTENTIAL

Entrance 2' 1" x 3' 0" (0.64m x 0.91m)

Hallway 10' 6" x 5' 11" (3.2m x 1.8m)

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

Kitchen 13' 6" x 5' 11" (4.12m x 1.81m)

Utility 11' 2" x 5' 8" (3.41m x 1.73m)

W.C 4' 3" x 2' 6" (1.3m x 0.75m)

Conservatory 9' 10" x 7' 7" (3m x 2.3m)

Bedroom 1 14' 3" x 9' 10" (4.34m x 3m)

Bedroom 2 10' 2" x 9' 10" (3.1m x 3m)

Bedroom 3 9' 3" x 7' 6" (2.82m x 2.29m)

Bathroom 7' 2" x 5' 8" (2.18m x 1.72m)

Store

### 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: 2nd October 2024

### Viewer's Note:

Services connected: mains electricity, gas, water and drainage

Council tax band:

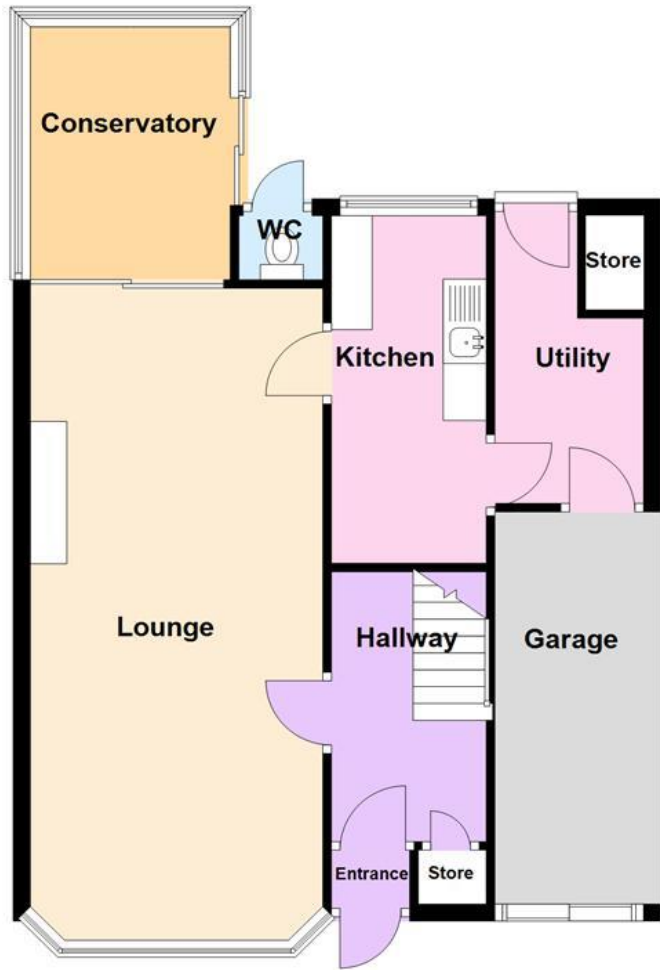
Tenure: Freehold

# Floor Plan

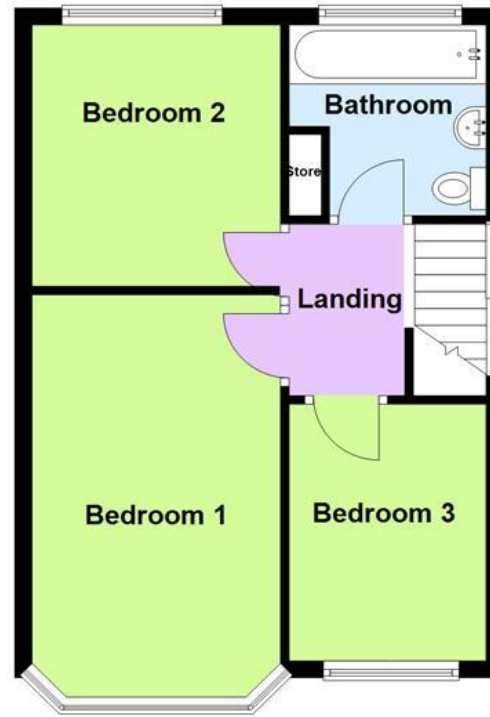
This floor plan is not drawn to scale and is for illustration purposes only

## Energy Efficiency Rating

Ground Floor



First Floor



## Map Location

