



Hogarth Close, Great Barr
Birmingham, B43 7UL

Offers Over £300,000

Great Barr

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Spacious three Bedroom Semi Detached Home on an expansive corner plot nestled in a quiet cul-de-sac location set within a popular location on the Pheasey Estate of Great Barr. Within excellent proximity to well regarded primary and secondary schools, and local amenities, this beautifully presented three bedroom semi-detached home has an ideal blend of space, style, and convenience.

Situated on a corner plot, this property boasts a generous frontage with a combination of lawn and stone areas, providing ample outdoor space and a welcoming first impression. Entered through a secure porch, the property is equally impressive internally. Once entered into the welcoming hallway having doors off to all floors with the through lounge to the left, decorated in a sophisticated blue, features a charming bay window and a cosy log burner, creating a warm and inviting living space. The rear extended kitchen diner is well appointed with modern finishes and seamlessly connects to a useful side extension. This extension offers additional versatility, providing a secondary hallway leading to two separate rooms, currently used as a study and a playroom - ideal for families or those in need of extra workspace.

Once upstairs, you have three well proportioned bedrooms offering comfortable living accommodation, while the modern family bathroom suite is stylishly finished with contemporary fittings.

Externally to the rear, the property benefits from a well maintained yet manageable garden, complete with a lawn and a decking seating area, perfect for outdoor relaxation.

This is a fantastic opportunity to secure a spacious and versatile home in a desirable location. Early viewing is highly recommended!





Property Specification

EXPANSIVE CONER PLOT
AMPLE FRONTAGE SPACE
SIDE EXTENSION WITH ADDITIONAL ROOMS
SECLUDED CUL-DE-SAC LOCATION
REAR EXETENSION
WELL PRESENTED

Porch 4' 11" x 8' 9" (1.49m x 2.67m)

Hallway 10' 4" x 5' 10" (3.14m x 1.79m)

Lounge 20' 9" x 10' 5" (6.32m x 3.17m)

Kitchen/Diner 15' 6" x 16' 9" (4.73m x 5.11m)

Hall 2 20' 6" x 4' 11" (6.26m x 1.51m)

Play Room 11' 3" x 9' 2" (3.43m x 2.8m)

Study 7' 7" x 14' 9" (2.31m x 4.49m)

Bathroom 7' 3" x 7' 6" (2.22m x 2.28m)

Bedroom 2 10' 4" x 9' 9" (3.14m x 2.98m)

Bedroom 1 3.69m (12'1") x 2.98m (9'9")

Bedroom 3 8' 10" x 7' 7" (2.70m x 2.30m)

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:

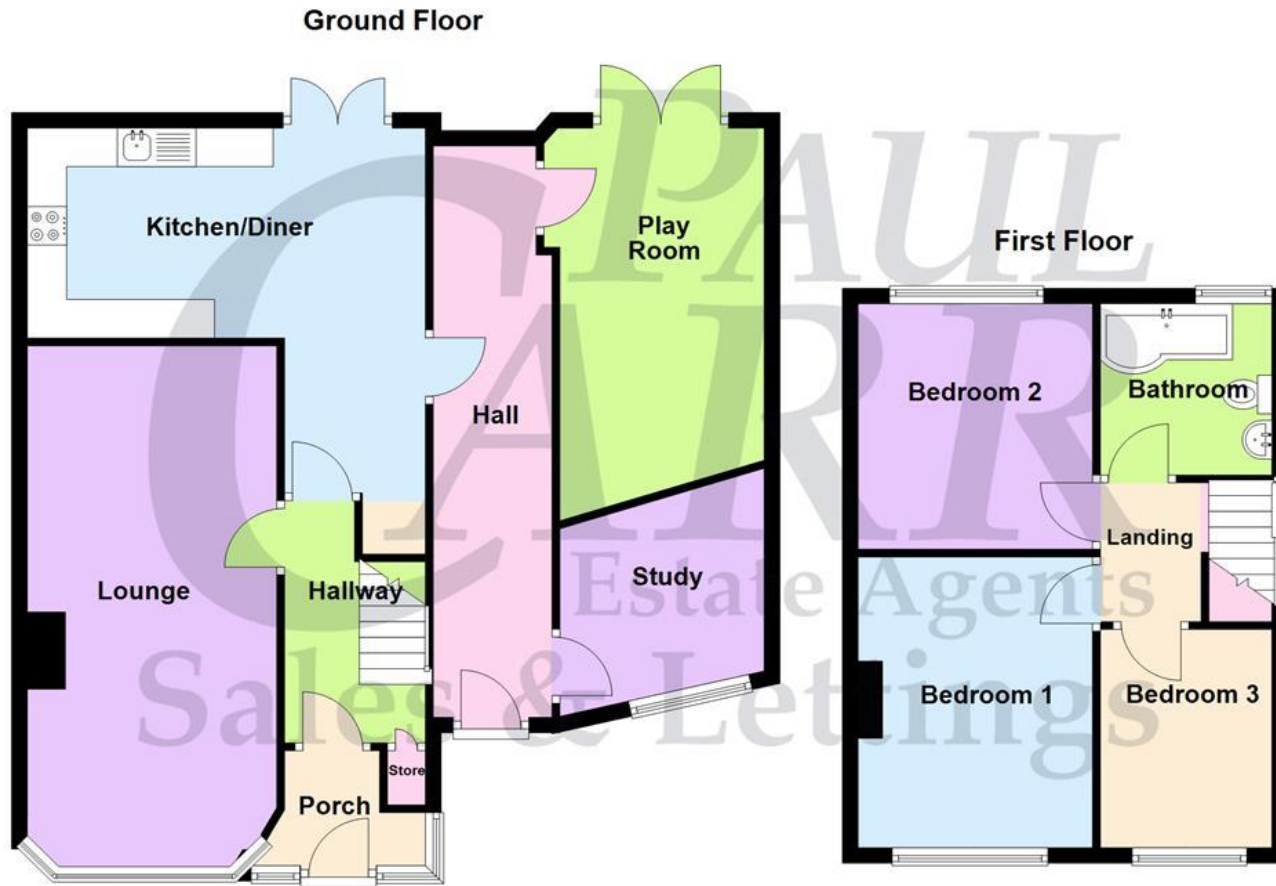
Services connected: mains electricity, gas, water and drainage

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

