



Landseer Grove, Great Barr
Birmingham, B43 7UP

£350,000

Great Barr

£350,000



We are delighted to have available for sale this much improved and extended traditional style four bedroom semi detached home in a cul-de sac location on the very popular Pheasey Estate. Situated conveniently to all local amenities, shopping facilities and excellent local schools.

The property offers well proportioned accommodation which includes a spacious lounge with bay window, open plan kitchen and diner with a breakfast bar worktop and selection of wall and base cabinets with space for integrated appliances. Out from the kitchen is a useful utility room with integral access to the garage and a rear porch. A conservatory completes the downstairs accommodation and offers a pleasant aspect towards the garden and handy additional floorspace.

Travelling onto the first floor is an impressive selection of bedrooms with three great size doubles with built in wardrobes and one smaller but still reasonable size bedroom. A lovely family bathroom and shower room complete the upstairs and offers great convenience for a larger family household requiring two bathrooms.

Externally the garden offers a patio and flourishing garden with mature shrubs to the perimeters and a lawned garden.

A stand alone garage is enclosed in the garden also and offers multi-functional usage.

Presented to the market with no upward chain, this is a perfect opportunity for families looking for an extended home in this popular location.





Property Specification

FOUR BEDROOMS
TWO BATHROOMS
KITCHEN DINER
UTILITY
INTEGRAL GARAGE
NO UPWARD CHAIN

Entrance Porch

Hallway 13' 1" x 6' 3" (4m x 1.9m)

Living Room 15' 9" x 11' 10" (4.8m x 3.6m)

Kitchen/Diner 10' 6" x 18' 4" (3.2m x 5.6m)

Conservatory 9' 2" x 9' 6" (2.8m x 2.9m)

Utility room 7' 7" x 9' 2" (2.3m x 2.8m)

Garage 15' 5" x 8' 2" (4.7m x 2.5m)

Rear Porch 4' 7" x 7' 3" (1.4m x 2.2m)

Bedroom One 14' 5" x 9' 10" (4.4m x 3m)

Bedroom Three 9' 6" x 8' 6" (2.9m x 2.6m)

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

Bathroom 6' 7" x 7' 3" (2m x 2.2m)

Shower Room 7' 3" x 8' 2" (2.2m x 2.5m)

Bedroom Four 14' 1" x 8' 2" (4.3m x 2.5m)

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: D

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		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

