



Stanhope Way, Great Barr  
Birmingham, B43 7UB

**£250,000**



# Great Barr

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*Paul Carr Estate Agents are pleased to present a well maintained semi-detached property nestled in the top part of the ever popular Pheasey Estate on Stanhope Way. This well-maintained three bedroom home offers fantastic potential and spacious living in a highly desirable residential area.*

With scope for extension (subject to planning permission) and an expansive front garden ideal for creating a larger driveway, this property is perfect for families, investors, or those looking to put their own stamp on a new home. The property situation offers excellent transport links, range of local amenities and well regarded schools all within close proximity. Step through a secure porch into a welcoming hallway, which leads into a bright and airy lounge boasting dual aspect windows, a charming bay window, and a feature gas fireplace an ideal setting for relaxing or entertaining. The well-equipped kitchen has ample work surface space, a range of white wall and base units, and direct access to the rear garden with an external guest W.C. offering a great layout for family life and indoor-outdoor living. Upstairs, you'll find two generously sized double bedrooms with built-in storage, and a well-proportioned third bedroom. The modern shower room features a contemporary suite with a hand wash basin, shower unit and low-level W.C. Externally, the property continues to impress with a spacious garage ideal for additional storage or secure vehicle parking and a well maintained rear garden complete with patio area, lawn space, and mature shrubs, all enclosed by perimeter fencing for privacy and security. This is a rare opportunity to secure a property offering space, potential, and a fantastic plot. Viewing is highly recommended to appreciate all that this home has to offer.

**This Property is Being sold by Paul Carr Modern Auction.** Modern Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents. When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,875 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team.





## Property Specification

BEING SOLD BY PAUL CARR MODERN AUCTION  
EXPANSIVE FRONT GARDEN  
DETACHED GARAGE  
WELL PRESENTED THROUGHTOUT  
MODERN SHOWER ROOM  
GROUND FLOOR W.C.

Porch 4' 10" x 9' 2" (1.47m x 2.79m)

Hall 10' 8" x 5' 9" (3.25m x 1.75m)

Lounge 23' 10" x 11' 6" (7.26m x 3.51m)

Kitchen 12' 11" x 6' 8" (3.94m x 2.02m)

Ground Floor W.C 4' 5" x 2' 6" (1.35m x 0.75m)

Shower Room 7' 1" x 5' 7" (2.16m x 1.70m)

Bedroom 1 12' 3" x 9' 11" (3.74m x 3.02m)

Bedroom 2 10' 2" x 9' 11" (3.10m x 3.02m)

Bedroom 3 9' 3" x 7' 7" (2.81m x 2.31m)



### 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

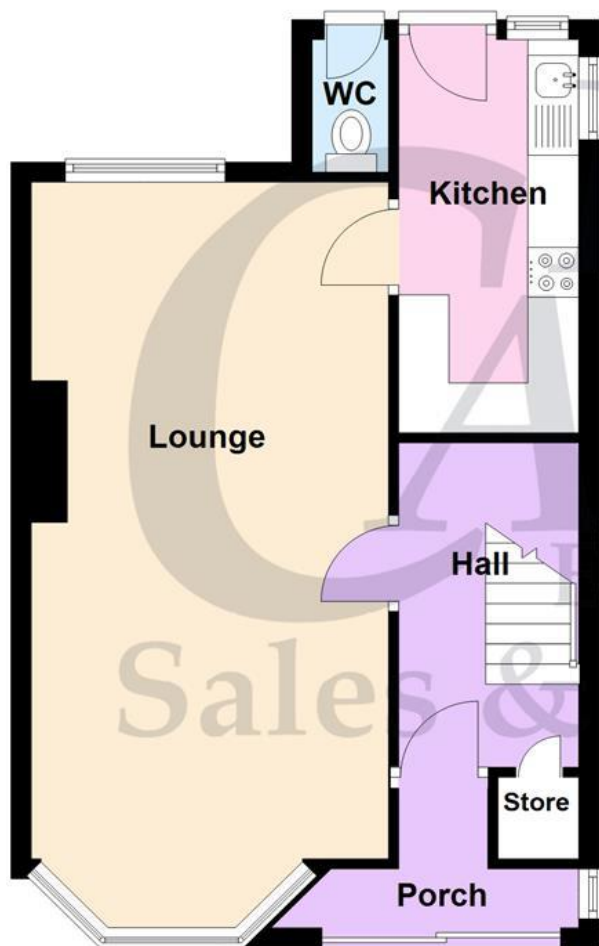
Tenure: Freehold

# Floor Plan

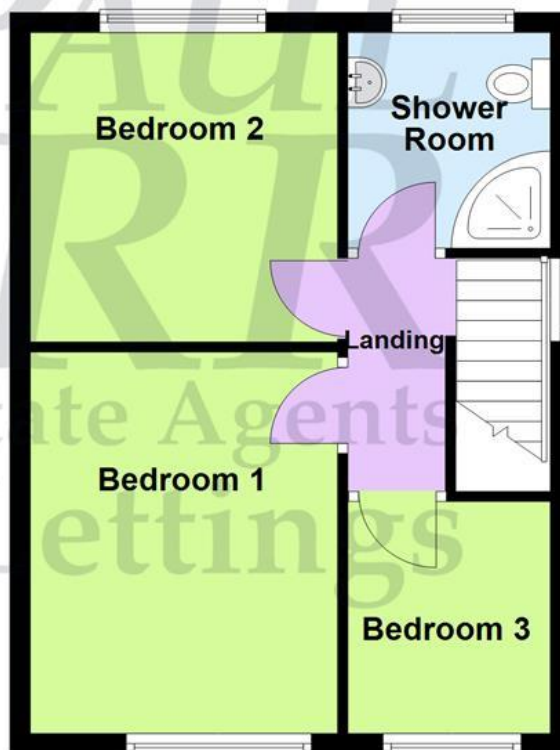
This floor plan is not drawn to scale and is for illustration purposes only

## Energy Efficiency Rating

Ground Floor



First Floor



## Map Location

