



Stanhope Way, Great Barr  
Birmingham, B43 7UB

**Offers in Excess of £320,000**



***Paul Carr Estate Agents are pleased to present this immaculately presented three bedroom family home on the sought after Pheasey estate offering a perfect balance of tranquillity and convenience.***

***The location boasts easy access to a variety of local amenities and highly regarded schools, including the esteemed Barr Beacon Secondary School .***

Set on a corner plot you are welcomed by a large driveway suitable for multiple vehicles leading to a front entrance porch. A welcoming hallway with a handy cloak cupboard for practical storage, which leads into the lounge, bathed in natural light from the front bay window. Back through the hallway you enter a spectacular open-plan kitchen, designed for both style and functionality, featuring a generous selection of modern wall and base cabinets, traditional double Belfast sink, integrated fridge freezer and dishwasher, abundant worktop space for culinary creativity, a central island which gives the perfect space for entertaining. Patio doors lead directly out to the garden, enhancing the sense of space. The ground floor also benefits from downstairs guest W.C for added convenience, easy access utility space and dedicated home office space.

Ascending to the first floor, an inviting landing leads to two spacious double bedrooms, the master having modern built-in wardrobes, a well-proportioned third bedroom with mirrored sliding doors and a stylishly tiled family bathroom consisting of bath and shower head and complemented by modern fixtures and fittings. The rear of the property is thoughtfully landscaped space which features an attractive decking area, a nice-sized lawn, perfect for family enjoyment.

***A home fit for modern living this wonderful family home has been thoughtfully modernised to a high standard throughout.  
Early internal viewing is highly recommended***

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

or via [Greatbarr@paulcarrestateagents.co.uk](mailto:Greatbarr@paulcarrestateagents.co.uk)







**Lounge**  
13' 1" x 11' 10" (4m x 3.6m)

**Kitchen/Diner**  
27' 11" x 23' 0" (8.5m x 7m)

**Office**  
7' 7" x 6' 11" (2.3m x 2.1m)

**Utility**  
7' 7" x 7' 3" (2.3m x 2.2m)

**Bedroom One**  
13' 9" x 9' 10" (4.2m x 3m)

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

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

**Bathroom**  
7' 7" x 6' 7" (2.3m x 2m)







# Floor Plan

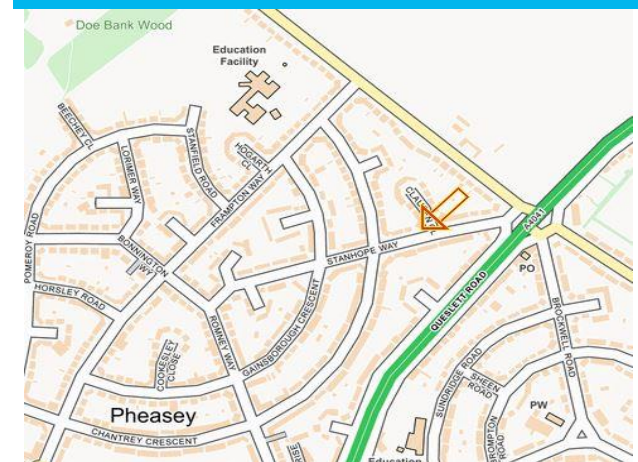
*This floor plan is not drawn to scale and is for illustration purposes only*



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	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: