



Stanhope Way, Great Barr  
Birmingham, B43 7UA

**Offers in Excess of £190,000**



# Great Barr

Offers in Excess of £190,000



*Paul Carr Estate Agents are pleased to present a well maintained mid terraced property nestled in the top part of the ever popular Pheasey Estate on Stanhope Way in Great Barr, this well-maintained three bedroom home offers fantastic potential and spacious living in a highly desirable residential area. 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. As you approach the property you have a good size driveway for dual car parking, step through the front door into a welcoming hallway, that leads into the first of two bright and airy reception rooms which features double doors leading into the second which has a large window overlooking the rear garden. The well-equipped kitchen has ample work surface space, a range of wall and base units, and direct access to the beautifully presented rear garden that features a lawn space and patio area perfect for entertaining. Upstairs, you will find two generously sized double bedrooms, and a well proportioned third bedroom. The modern shower room features a contemporary suite with a hand wash basin, shower unit with a separate WC. This is a rare opportunity to secure a property in one of Great Barr's most desirable locations, offering space and potential. Viewing is highly recommended to appreciate all that this home has to offer.

**This Property is Being sold by Paul Carr Secure Sale.** Secure Sale 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 SECURE SALE - (BUY IT NOW OPTION AVAILABLE)

RESERVATION FEE APPLIES

THREE GOOD BEDROOMS

TWO RECPTION ROOMS

POPULAR PHEASEY ESTATE

### Lounge

12' 10" x 12' 2" (3.9m x 3.7m)

### Dining Room

12' 6" x 9' 6" (3.8m x 2.9m)

### Kitchen

10' 2" x 8' 2" (3.1m x 2.5m)

### Bedroom 1

12' 2" x 11' 10" (3.7m x 3.6m)

### Bedroom 2

11' 10" x 10' 2" (3.6m x 3.1m)

### Bedroom 3

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

### Bathroom

5' 11" x 5' 7" (1.8m x 1.7m)

### 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:

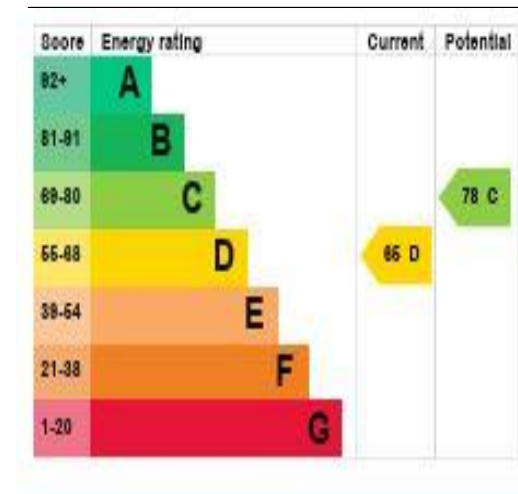
### Viewer's Note:

Services connected: mains electricity, gas, water and drainage  
Council tax band: B  
Tenure: Freehold

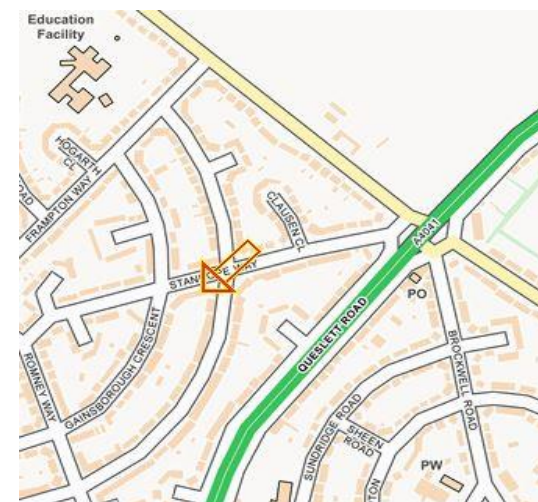
# Floor Plan

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

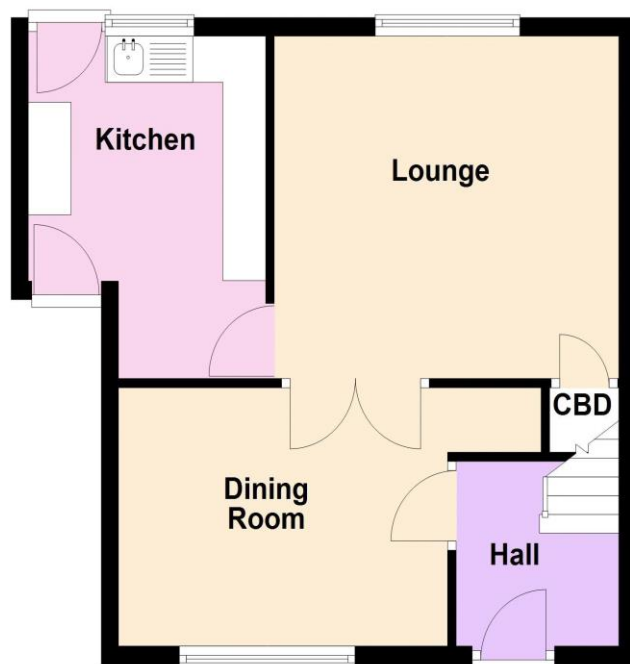
## Energy Efficiency Rating



## Map Location



Ground Floor



First Floor

