



Collingwood Drive, Great Barr  
Birmingham, B43 7JL

£270,000



# Great Barr

£270,000



*Situated on the ever-popular Pheasey Estate in Great Barr, this extended three-bedroom semi-detached home is perfectly positioned for well-regarded schools, excellent transport links and a range of local amenities, making it an ideal choice for families and commuters alike.*

The property is set back from the road with a paved driveway and side access to the rear garden and is entered via a secure porch that leads into a welcoming hallway.

Inside, the home is well-presented throughout, offering immediate comfort whilst providing plenty of scope for a buyer to put their own stamp on it.

The ground floor boasts a light-filled dining room with French doors and a side window, seamlessly opening into a spacious lounge, creating a sociable flow that is perfect for family living.

The kitchen extension offers an airy feel, fitted with a range of wall and base units, space for dining, and room for free-standing appliances.

To the rear of the extension, there is the added benefit of a guest W.C.

Upstairs, the property features two generously sized double bedrooms, a third single bedroom, and a contemporary shower room complete with white tiling, hand wash basin, heated towel rail, and shower unit.

Externally, the rear garden is of excellent proportions, with scope to extend further if desired. It comprises a patio area ideal for garden furniture, steps up to a well-maintained lawn, and a handy storage shed, all enclosed by fencing for privacy.







## Property Specification

OFF ROAD PARKING  
POPULAR LOCATION  
REAR EXTENSION  
WELL PRESENTED  
GUEST W.C.

Porch 3' 11" x 7' 3" (1.20m x 2.21m)

Hall 11' 0" x 5' 5" (3.35m x 1.66m)

Dining Room 10' 3" x 16' 10" (3.12m x 5.14m)

Lounge 15' 2" x 11' 0" (4.63m x 3.35m)

Kitchen 13' 0" x 10' 5" (3.95m x 3.17m)

W.C 5' 10" x 4' 9" (1.77m x 1.46m)

Shower Room 7' 5" x 5' 5" (2.27m x 1.66m)

Bedroom 1 13' 2" x 10' 10" (4.01m x 3.29m)

Bedroom 2 10' 11" x 10' 11" (3.33m x 3.32m)

Bedroom 3 9' 8" x 8' 0" (2.95m x 2.43m)

### 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

