



Pomeroy Road, Great Barr
Birmingham, B43 7LU

Offers Over £210,000

Great Barr

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Welcoming to the market this semi-detached family home on Pomeroy Road, set within the highly sought-after Pheasey Estate.

In need of extensive refurbishment and priced to sell, this property offers an exciting project opportunity for new owners or investors to put their own stamp on the home and create a space tailored to individual needs and style.

In brief, the property comprises:

Ground Floor

- Elevated approach to the front entry • Two reception rooms (front and rear)
- Separate kitchen with a range of wall and base cabinets
- Enclosed side passage with front and rear access, store cupboard, and guest W.C

First Floor

- Three bedrooms (two doubles and a smaller third)
- Family shower room with walk-in shower enclosure and recently upgraded fixtures

Exterior

- Spacious tiered rear garden, mainly laid to lawn with mature shrubs, hedges, and fenced boundaries

The property is offered to the market with no upward chain. Viewings and offers are warmly invited.

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)
THREE BEDROOM SEMI DETACHED
POPULAR PHEASEY ESTATE
FULL RENOVATION REQUIRED
TWO RECEPTION ROOM

Hallway 12' 6" x 5' 11" (3.8m x 1.8m)

Front Reception Room 13' 5" x 11' 6" (4.1m x 3.5m)

Rear Reception Room 12' 10" x 12' 6" (3.9m x 3.8m)

Kitchen 10' 2" x 8' 10" (3.1m x 2.7m)

Side Passage 27' 11" x 4' 7" (8.5m x 1.4m)

W.C 4' 11" x 1' 8" (1.5m x .5m)

Bedroom One 15' 9" x 9' 10" (4.8m x 3m)

Bedroom Three 8' 10" x 7' 10" (2.7m x 2.4m)

Bedroom Two 10' 10" x 9' 10" (3.3m x 3m)

Shower Room 6' 11" x 7' 7" (2.1m x 2.3m)

Landing

Agent's Note:

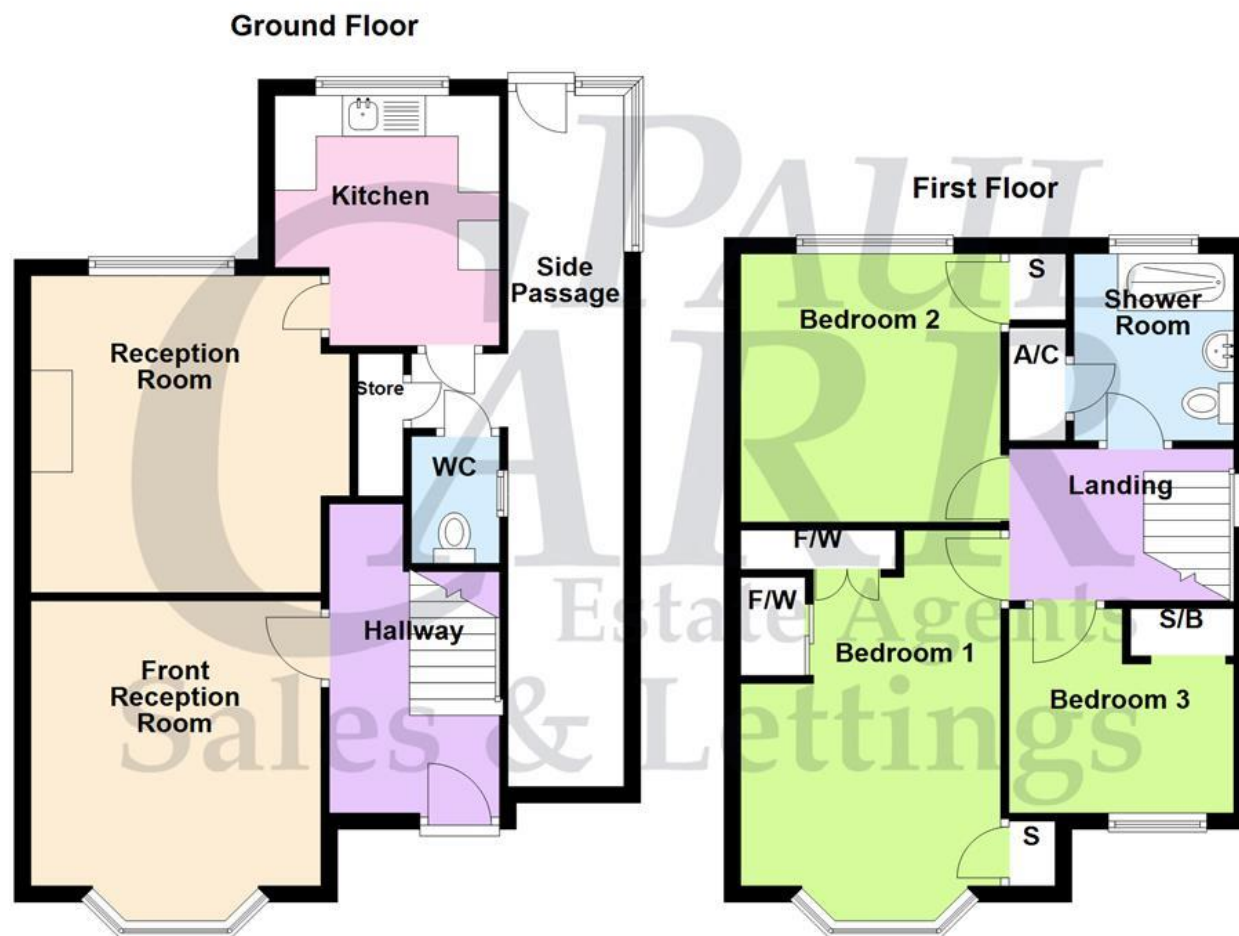
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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



Map Location

