



Cookesley Close, Great Barr
Birmingham, B43 7LD

£315,000

Thrilled to present to market this stunning corner semi-detached family home, perfectly positioned on the highly regarded Pheasey Estate in Great Barr, within a lovely cul-de-sac on Cookesley Close.

Ideally situated close to local schools for all age groups, excellent transport links, and a wide range of amenities for everyday convenience.

Property Highlights • Superb frontage featuring a generous private driveway providing ample parking, complemented by an attractive front lawn.

- Inviting entrance hallway setting a welcoming tone on arrival.
- Well-presented front lounge with a bay window, soft carpeting, and a neutral décor creating a bright and relaxing space.
- Impressive kitchen diner spanning the width of the property, offering an extensive range of wall and base units, plentiful worktop space, a gas hob and oven, ceramic sink and drainer, and space for integrated appliances.
- Dining area with double French doors opening out to the rear garden — perfect for entertaining or family meals.
- Useful utility room, ideal for storage and laundry, with an enclosed guest W.C for added convenience.
- Spacious garage offering both front and rear access, providing excellent storage or potential for further development (subject to planning).

First Floor Accommodation • Three bedrooms, including two generous doubles - the principal bedroom featuring an attractive bay window.

- Good-sized third bedroom, ideal as a child's room or home office.
- Modern family bathroom comprising a white suite with bath and shower over, wash hand basin, W.C, metro tile splashbacks, and a heated towel rail.

Outside The rear garden is compact and neatly arranged, featuring a decked patio area ideal for summer gatherings, a low-maintenance lawn, fenced boundaries, and rear access into the garage.

This superb family home ticks all the boxes for a wide range of buyers — combining space, style, and practicality in a fantastic location. Early 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



Hallway
11' 6" x 5' 11" (3.5m x 1.8m)

Lounge
14' 5" x 12' 2" (4.4m x 3.7m)

Kitchen/Diner
12' 10" x 18' 8" (3.9m x 5.7m)

Utility Room
14' 5" x 9' 2" (4.4m x 2.8m)

Guest W.C
4' 3" x 2' 7" (1.3m x 0.8m)

Garage 15' 9" x 8' 6" (4.8m x 2.6m)

Landing

Bedroom One
15' 5" x 9' 10" (4.7m x 3m)

Bedroom Two
11' 6" x 9' 10" (3.5m x 3m)

Bedroom Three
9' 6" x 8' 2" (2.9m x 2.5m)

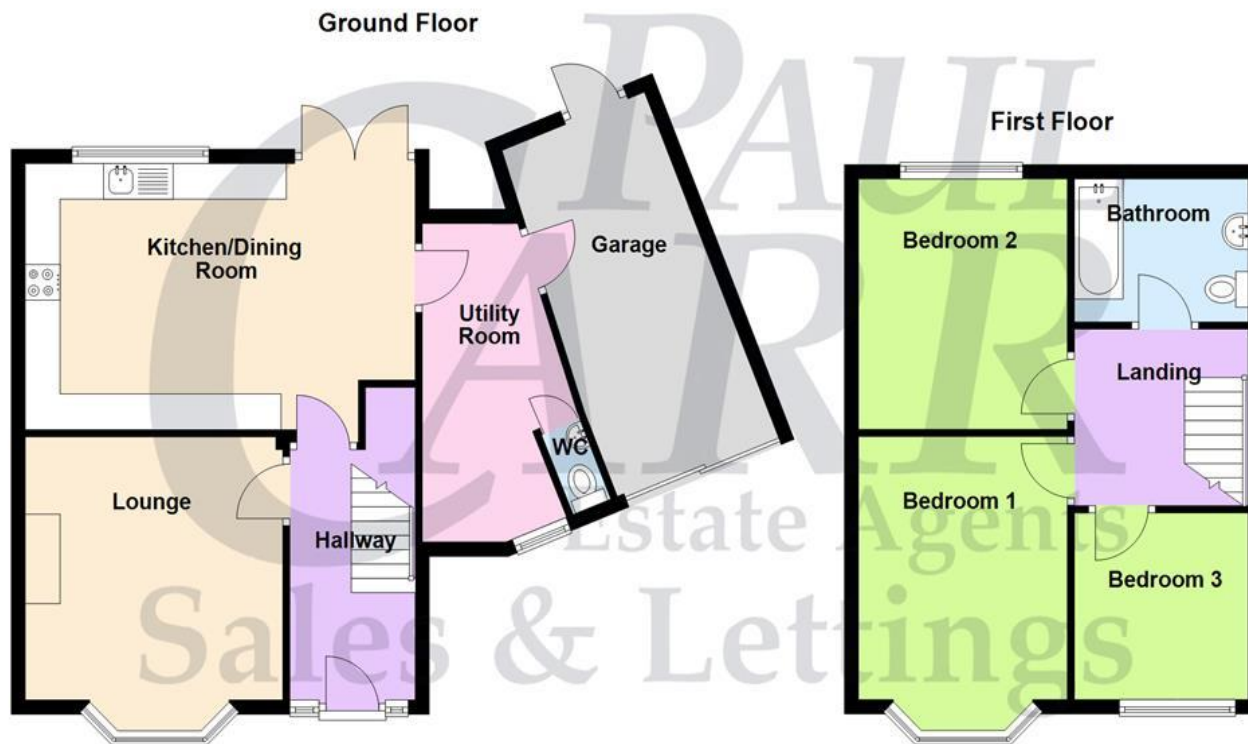
Family Bathroom
6' 7" x 8' 10" (2m x 2.7m)





Floor Plan

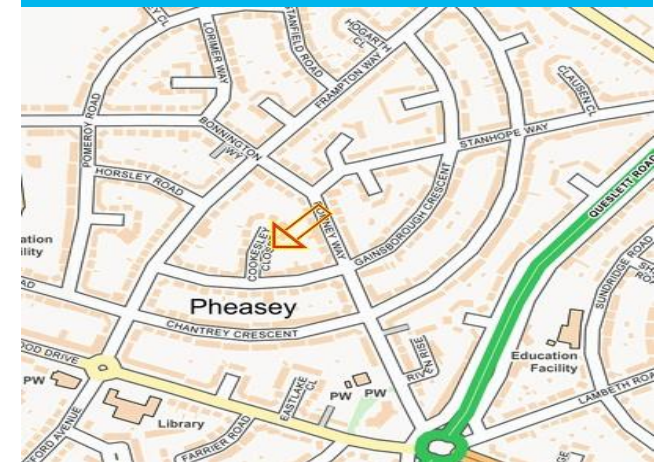
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	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: