



Leighton Close, Great Barr
Birmingham, B43 7HY

Offers in Excess of £260,000

Great Barr

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Paul Carr Estate Agents are delighted to bring to market this well-presented and versatile family home, featuring a loft conversion to create four bedrooms - a rare and highly sought-after addition for the area.

The property offers an extended ground floor layout comprising a welcoming front lounge, a modern kitchen/diner and a conservatory, all finished to a good standard and ideal for family living and entertaining.

To the first floor are three well-proportioned bedrooms and a contemporary family shower room. An additional staircase from the landing leads to a spacious loft conversion, benefiting from a Velux window, useful eaves storage and excellent overall space, making it ideal as a fourth bedroom, home office or guest room.

Externally, the rear garden enjoys a slabbed patio area, an easy-to-maintain lawn and a rear shed, providing further flexibility and practicality.

To the front, the property benefits from a convenient double driveway.

Situated on the ever-popular Pheasey Estate in Great Barr, the home is ideally located close to local schools, shops and amenities, whilst being tucked away in a quiet residential setting.

This lovely property offers a versatile and comfortable home, perfectly suited to a wide range of buyers looking in the area.





Property Specification

FOUR BEDROOM FAMILY HOME
POPULAR PHEASEY ESTATE
QUIET CUL DE SAC POSITION
PRIVATE DRIVEWAY
KITCHEN DINER & CONSERVATORY
REAR GARDEN WITH SHED

Porch

Hallway 11' 6" x 5' 7" (3.5m x 1.7m)

Lounge 15' 1" x 9' 10" (4.6m x 3m)

Kitchen Diner 10' 10" x 15' 5" (3.3m x 4.7m)

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

Bedroom One 11' 2" x 11' 10" (3.4m x 3.6m)

Bedroom Two 13' 1" x 9' 10" (4m x 3m)

Bedroom Three (Loft Room)
13' 9" x 11' 10" (4.2m x 3.6m)

Bedroom Four 7' 7" x 7' 10" (2.3m x 2.4m)

Shower Room 7' 3" x 5' 7" (2.2m 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:

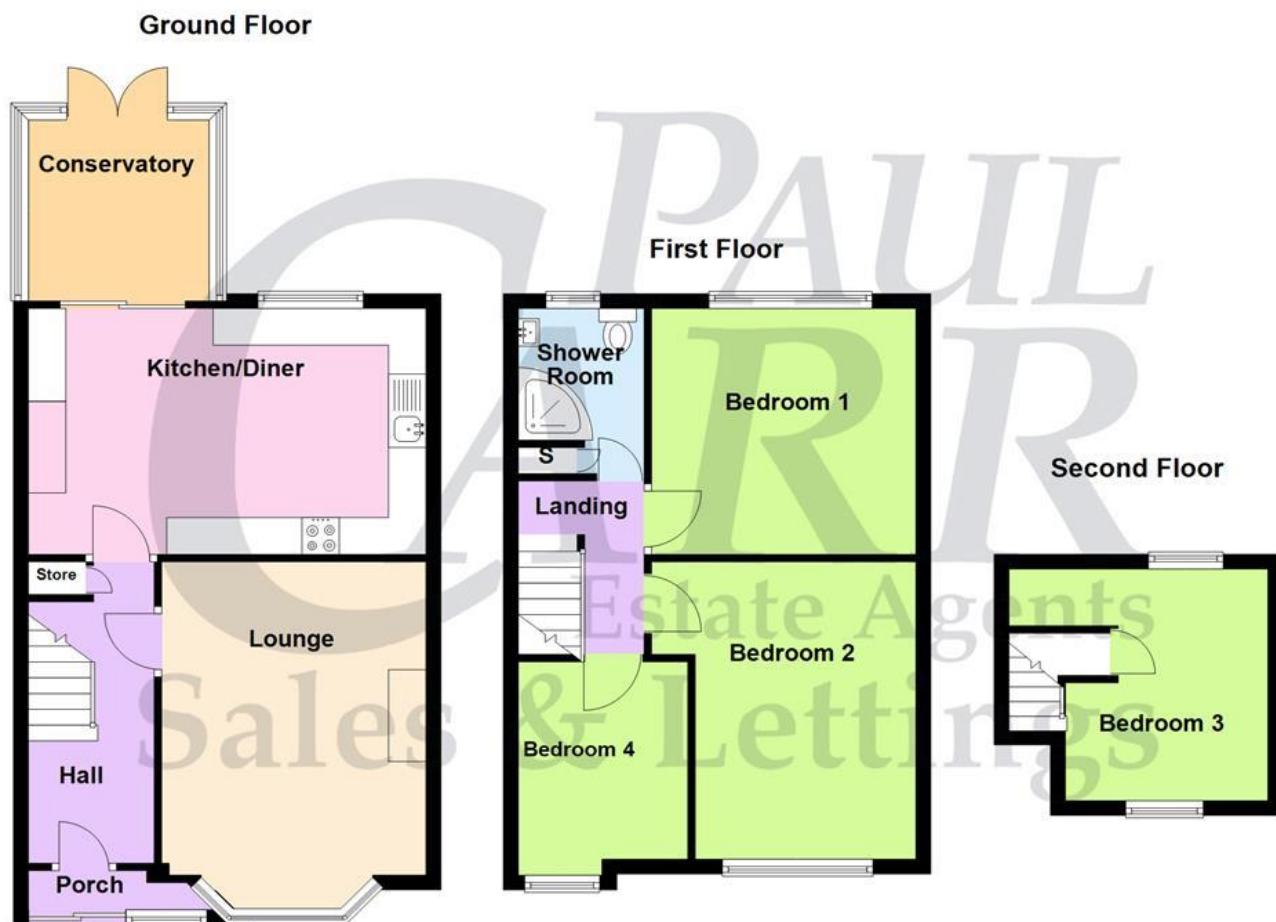
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Viewer's Note:

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	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

