PAUL CARR Estate Agents Sales & Lettings

Great Barr | 0121 325 1133 | Greatbarr@paulcarrestateagents.co.uk



Chantrey Crescent, Great Barr
Birmingham, B43 7PG

£270,000



Great Barr

£270,000

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THREE BEDROOM SEMI DETACHED HOME | POPULAR PHEASEY ESTATE LOCATION | RECESSED GARAGE | CONSERVATORY

Situated on the ever-popular Pheasey Estate in Great Barr. Collingwood Drive is home to this well-proportioned three-bedroom semi-detached property, offering spacious accommodation throughout and ideally positioned for access to well-regarded local schools, everyday amenities and excellent transport links.

The property benefits from a recessed garage, a secure entrance porch and a generous rear garden, making it an excellent opportunity for families and buyers looking to settle in this well-connected residential location.

Upon entering, you are welcomed by a secure porch leading into the entrance hallway, which provides access to the main living accommodation and useful storage space. The kitchen diner offers a good range of wall and base units, providing practical storage and preparation space, with additional room for a dining table and chairs, creating an ideal setting for family mealtimes and entertaining guests. To the rear, a conservatory provides further versatile living space, enjoying views across the garden. The lounge offers a comfortable place to relax, presented in attractive blue décor and featuring a fireplace which creates a focal point to the room.

To the first floor, the landing leads to two well-proportioned double bedrooms and a good-sized single third bedroom, providing flexibility for growing families, guests or those requiring a home office. The family bathroom is finished in a clean white colour scheme with complementary tiling and comprises a bath with overhead shower, hand wash basin and separate W.C.

Externally, the property continues to impress with a well-sized rear garden, featuring a paved patio area ideal for outdoor seating and entertaining, a generous lawn and fencing to the perimeter. The garden also provides access to the recessed garage, offering additional storage and practical convenience.

Location-wise, the property is ideally placed on the popular Pheasey Estate, with a range of local amenities, well-regarded schools and public transport connections nearby, providing convenient access to surrounding areas and beyond.

Overall, this is a fantastic opportunity to acquire a three-bedroom semi-detached home in a sought-after Great Barr location, offering versatile living accommodation, a conservatory, recessed garage and a generous rear garden.

Early viewing is highly recommended to appreciate what this property has to offer.

























Property Specification

CHAIN FREE PURCHASE
POPULAR LOCATION
THREE BEDROOM SEMI-DETACHED
KITCHEN DINER
WELL SIZED REAR GARDEN

Porch
0.98m (3'3") x 0.91m (3')

Store

Hallway
3.74m (12'3") x 2.03m (6'8")

Kitchen/Dining Room
5.59m (18'4") x 3.67m (12') max

Living Room
4.84m (15'11") max x 3.46m (11'4")

Conservatory
2.78m (9'1") x 2.32m (7'7")

Bathroom
2.28m (7'6") x 2.10m (6'11")

Bedroom 2
3.14m (10'4") x 2.98m (9'9")

Bedroom 1
4.26m (14') max x 2.99m (9'10")

Bedroom 3
2.50m (8'2") x 2.34m (7'8")

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:

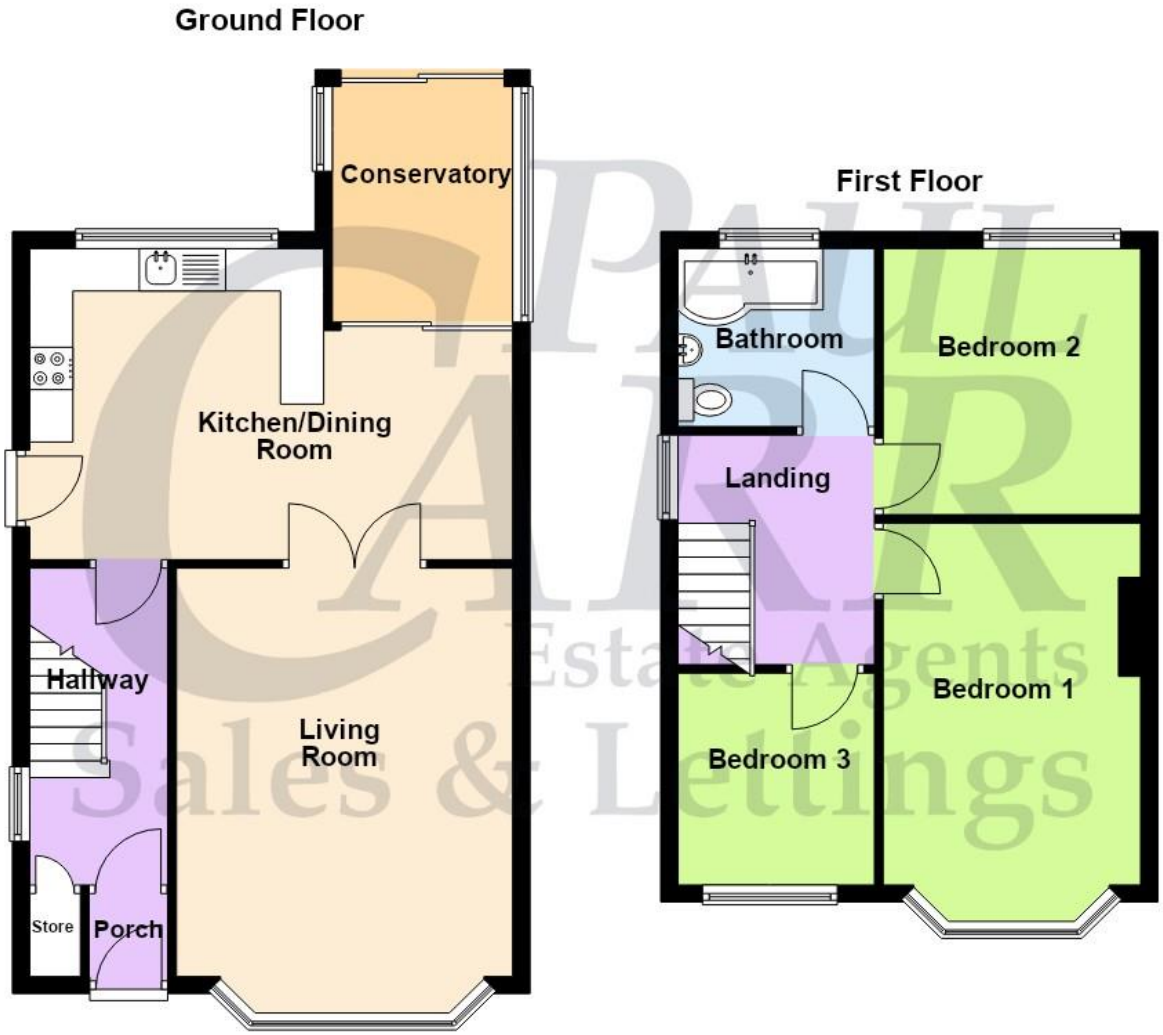
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

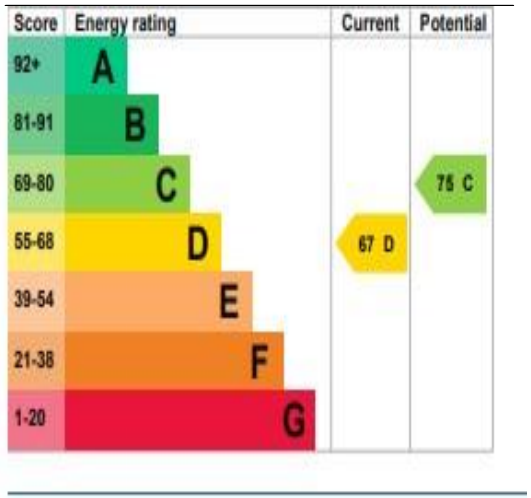
Services connected: mains electricity ,gas,water and drainage
Council tax band: C
Tenure: Freehold
Viewing information - Viewings are strictly by appointment only. Please note photography or video recording is not permitted during a viewing unless agreed in advance.

Floor Plan

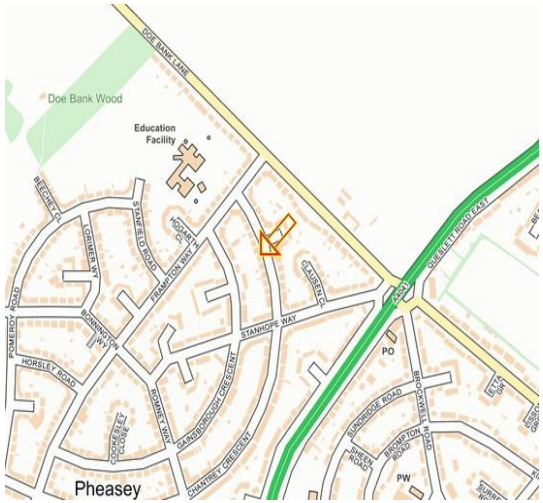
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating



Map Location



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