



Leighton Close, Great Barr
Birmingham, B43 7HY

Offers in Excess of £260,000

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Situated on the ever-popular Pheasey Estate, Paul Carr Estate Agents are pleased to showcase this beautifully presented three-bedroom semi-detached home.

Perfectly positioned just a stone's throw away from well-regarded schools, local amenities, and excellent transport links. Tucked away in a quiet and desirable close, the property enjoys a peaceful setting with a block-paved driveway providing ample parking for multiple vehicles. Stepping through the secure sliding porch, you are greeted by a welcoming hallway offering a practical and flowing layout.

To the front, the cosy lounge is tastefully decorated in neutral tones and features a bay window and central fireplace, creating a warm and homely atmosphere. To the rear, the open-plan kitchen diner is ideal for hosting guests or family gatherings, boasting a stylish range of wall and base units complemented by under-cabinet lighting, ceiling spotlights, and integrated appliances including a double oven, extractor fan, and washer-dryer. The sink with side drainer completes the functional design, while sliding doors open into the light-filled conservatory, providing versatile space to suit various household needs – whether as a second reception area, dining room, or playroom.

Upstairs, the modern family bathroom truly impresses with its marble-effect and panelled tiling, golden accents on the flush, taps, and rails, along with a rainfall shower, free-standing sink bowl, and low-level WC. The two double bedrooms are generously sized and ready to move straight into, while the third single bedroom offers excellent proportions.

Externally, the rear garden provides a lovely private retreat, featuring patio areas to the front and rear perfect for garden furniture, a well-kept lawn, and fencing to the perimeter for privacy and security.

This property is an ideal family home in one of Great Barr's most sought-after estates – combining comfort, convenience, and modern touches throughout.

Don't miss out by booking your viewing today!





Property Specification

SEMI-DETACHED
BLOCK PAVED DRIVEWAY
MODERN INTERIORS
KITCHEN/DINER
CONSERVATORY

Porch 4' 2" x 8' 4" (1.28m x 2.55m)

Hall 11' 8" x 5' 5" (3.55m x 1.65m)

Lounge 11' 0" x 14' 6" (3.35m x 4.43m)

Kitchen/Dining Room
10' 6" x 17' 6" (3.20m x 5.34m)

Conservatory 7' 11" x 10' 6" (2.41m x 3.21m)

Bathroom 5' 8" x 6' 10" (1.72m x 2.09m)

Bedroom 2 12' 7" x 8' 7" (3.83m x 2.61m)

Bedroom 3 9' 5" x 8' 0" (2.87m x 2.43m)

Bedroom 1 10' 10" x 10' 5" (3.31m x 3.17m)

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:

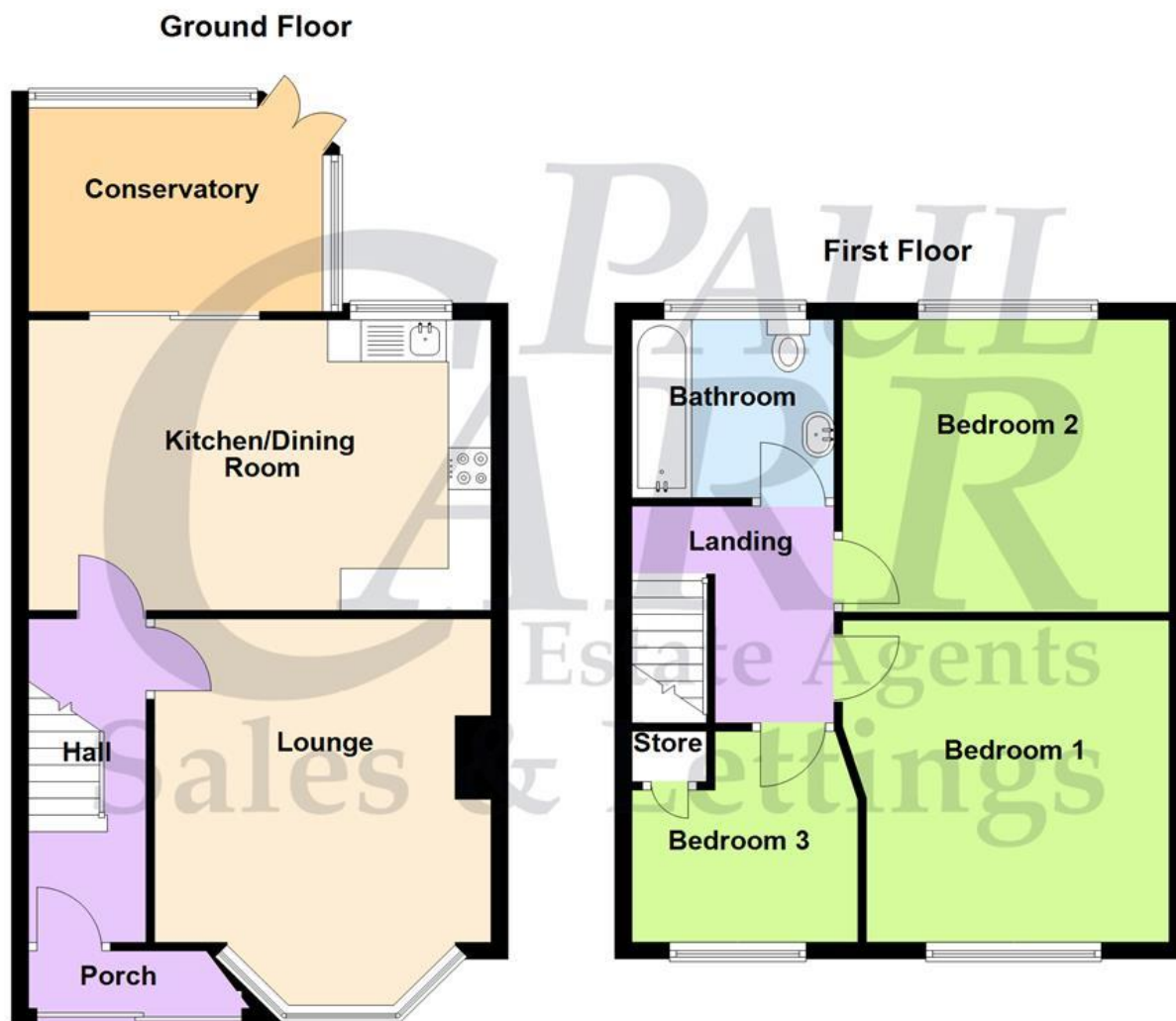
Services connected: Gas, Water, Electricity, Drainage

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		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

