



Chantrey Crescent, Great Barr
Birmingham, B43 7PB

£240,000

Great Barr

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This well-presented three bedroom mid-terraced property is ideally located in the heart of the popular Pheasey Estate, Offering a fantastic opportunity for families and first-time buyers alike.

As you enter the property you will be greeted into a large living room, with a bay window to the front and a fitted fireplace, this is the perfect space to relax.

To the rear of the property you will find a fitted kitchen with plenty of storage and worktop space, a four-ring hob with a fitted cooker and a stainless steel sink looking into the rear garden. There is a dining area attached to the kitchen with French doors leading to the garden, perfect for everyday use.

Upstairs the home boasts three generously sized bedrooms, providing ample space for comfortable living, and a white fitted bathroom with toilet, hand basin and a bath with shower attachments.

Externally, the property benefits from a long rear garden, ideal for outdoor entertaining, gardening, or simply enjoying some private outdoor space.

To the front, a driveway provides convenient off-road parking.

Situated in a sought-after residential area, the property is close to local amenities, schools, and transport links, making it both practical and desirable

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





Property Specification

NO ONWARD CHAIN
LOCATED ON POPULAR PHEASEY ESTATE
THREE BEDROOMS
OPEN PLAN KITCHEN / DINER
LARGE REAR GARDEN

Living Room
15' 2" x 15' 9" (4.63m x 4.81m)

Kitchen/Dining Room
11' 1" x 15' 9" (3.38m x 4.80m)

Bathroom
7' 8" x 5' 10" (2.34m x 1.77m)

Bedroom 1
13' 3" x 11' 6" (4.03m x 3.50m)

Bedroom 2
11' 0" x 11' 6" (3.35m x 3.51m)

Bedroom 3
10' 5" x 7' 10" (3.17m x 2.4m)

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:

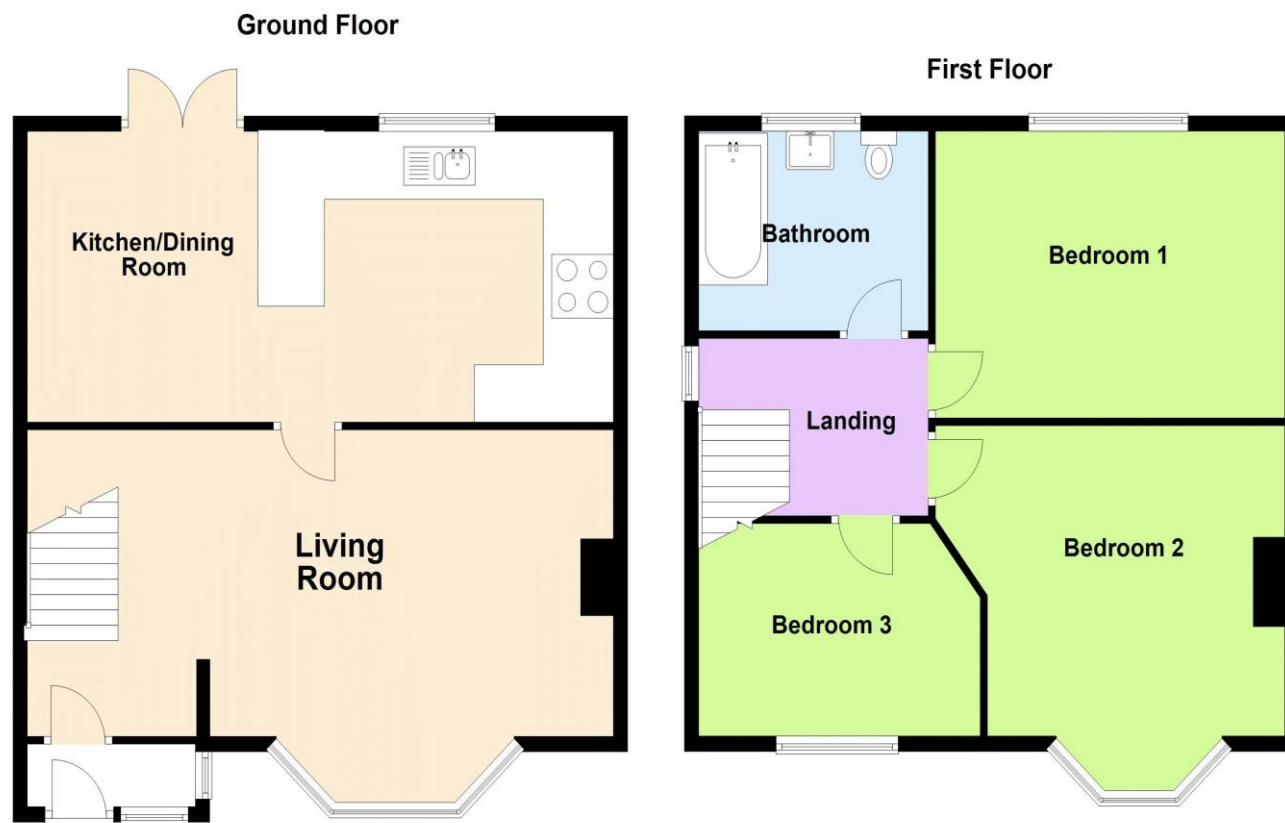
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Viewer's Note:

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		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

