



Chantrey Crescent, Great Barr
Birmingham, B43 7PA

£285,000

Great Barr

£285,000



Situated on the ever-popular Pheasey Estate in Great Barr, this well-presented three-bedroom semi-detached home is offered chain free, making it an ideal purchase for families or first-time buyers.

The property benefits from a front garden, shared driveway leading to the garage and is positioned in a highly convenient location with excellent access to public transport links, local amenities, and well-regarded schools, all within easy reach.

Upon entry, a welcoming and warm entrance hallway sets the tone for the home, leading through to a spacious and inviting lounge. The lounge is finished in neutral décor and features a central fireplace and bay window to the front, creating a bright yet cosy living space. There is ample room for dining, with sliding patio doors opening directly onto the rear garden, seamlessly blending indoor and outdoor living. The modern fitted kitchen is finished to a contemporary standard and comprises a range of wall and base units, ceiling spotlights, an oven with induction hob and extractor, and space for freestanding appliances, both practical and stylish for everyday use.

To the first floor, the property offers three well-proportioned bedrooms and a sleek family bathroom. The master bedroom is a generous double, benefiting from a bay window and built-in wardrobe space. Bedroom two is another good-sized double with fitted wardrobes and pleasant views over the rear garden. Bedroom three is a single room, ideal as a child's bedroom, home office, or dressing room.

The family bathroom is finished in a modern style, featuring tiling in excellent condition, a bath with overhead shower and glass screen, WC, hand wash basin, and tasteful wooden storage units adding warmth and character.

Externally, the rear garden is a standout feature of the home. Offering a patio area ideal for entertaining, access to the recess garage, and a generously sized lawn, the garden provides ample length and width to enjoy outdoor living throughout the year.

This is a fantastic opportunity to acquire a well-maintained, chain-free family home in one of Great Barr's most sought-after residential locations. Early viewing is highly recommended.



Property Specification

CHAIN FREE
SEMI-DETACHED
POPULAR RESIDENTIAL AREA
WELL SIZED REAR GARDEN
WELL PRESENTED THROUGHOUT



Hall
3.14m (10'4") x 1.81m (5'11")

Kitchen
3.55m (11'8") x 2.60m (8'6")

Lounge/Dining
6.45m (21'2") x 4.47m (14'8")

Garage
5.53m (18'2") x 2.72m (8'11")

Bathroom
2.45m (8') x 1.96m (6'5")

Bedroom 1
3.83m (12'7") x 2.84m (9'4")

Bedroom 2
2.90m (9'6") x 0.65m (2'2")

Bedroom 3
2.51m (8'3") 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:

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Viewer's Note:

Services connected: mains electricity, gas, water and drainage

Council tax band: C

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		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

