PAUL CARR Estate Agents Sales & Lettings

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Romney Way, Great Barr
Birmingham, B43 7UT

Offers Over £260,000

Great Barr

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Three Bedroom Semi-Detached Home - Chain Free - Popular Pheasey Estate

Offered to the market chain free, this well-maintained three-bedroom semi-detached family home occupies a popular position on the sought-after Pheasey Estate, situated on Romney Way.

The property provides well-proportioned accommodation throughout and benefits from a new driveway installed in 2023, a good-sized rear garden and a recessed garage. Ideally positioned for access to well-regarded local schools, amenities and everyday facilities, the property would make an excellent home for families and buyers looking for good living space in an established residential location.

Upon entering, a secure porch provides a useful entrance space before leading into the welcoming hallway. The ground floor offers a spacious through lounge, featuring a bay window which provides an abundance of natural light, together with a feature fireplace creating a pleasant focal point. The lounge continues through to a bright and welcoming conservatory, providing an additional reception space with views over the rear garden. The kitchen has been maintained in fresh décor and offers a good range of wall and base units, together with a selection of integrated and freestanding appliances, providing a practical and well-equipped kitchen space.

To the first floor are two good-sized double bedrooms, alongside a well-proportioned third bedroom. The family bathroom is a particularly good size and benefits from both a separate bath and shower unit, together with a wash hand basin and W,C, offering convenience for family living.

Externally, the property benefits from a new driveway installed in 2023, providing off-road parking and access to the recessed garage. To the rear is a well-sized, secluded garden, offering an excellent outdoor space for families, entertaining or simply enjoying the warmer months.

Overall, this is a well-maintained family home offering generous living accommodation, a good-sized garden and useful parking/garage facilities, all within a popular and established location on the Pheasey Estate.

























Property Specification

CHAIN FREE PURCHASE
BLOCKED PAVED PRIVATE DRIVEWAY
THROUGH LOUNGE
REAR CONSERVATORY
SEPARATE SHOWER & BATH

Porch 1.55m (5'1") x 0.55m (1'10")

Hall 2.81m (9'3") x 1.82m (6')

Kitchen 4.03m (13'3") x 2.09m (6'10")

Through Lounge 7.98m (26'2") x 3.14m (10'4")

Conservatory 2.94m (9'8") x 2.69m (8'10")

Bathroom 2.47m (8'1") x 1.79m (5'10")

Bedroom 1 4.33m (14'2") max x 2.98m (9'9")

Bedroom 2 3.65m (12') x 2.79m (9'2")

Bedroom 3 2.64m (8'8") x 2.37m (7'9")

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 £40 + VAT (£48 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:

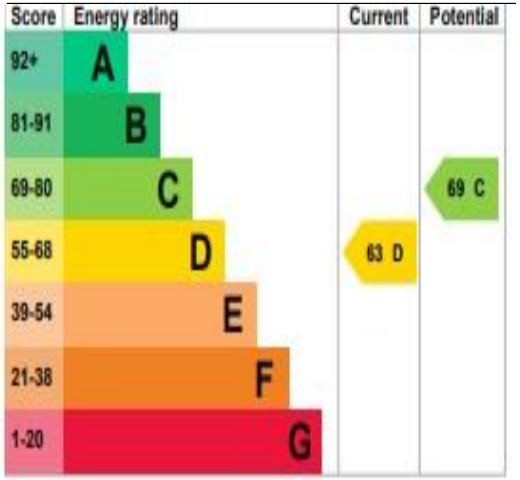
Services connected: mains electricity ,gas, water and drainage
Council tax band: C
Tenure: Freehold
Viewing information - Viewings are strictly by appointment only. Please note photography or video recording is not permitted during a viewing unless agreed in advance.

Floor Plan

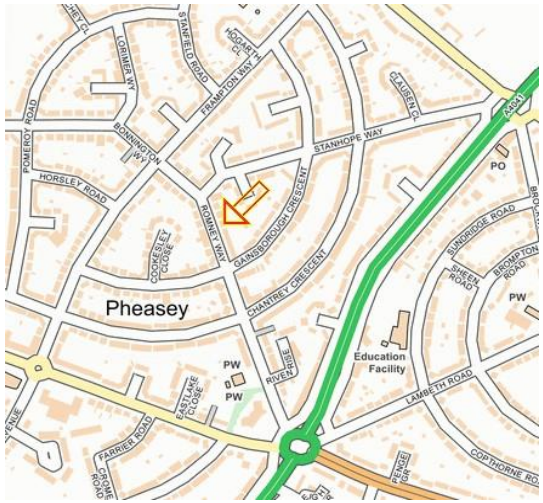
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating



Map Location



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