



Brooking Close, Great Barr  
Birmingham, B43 7TY

**£220,000**

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*We are pleased to present to the market this CHAIN FREE, THREE BEDROOM END TERRACE HOME, ideally positioned on a quiet cul-de-sac within the highly popular Pheasey Estate in Great Barr.*

Perfectly located for local schooling covering all age groups, nearby amenities including Asda supermarket, and offering convenient access to the M6 motorway network, this property is well suited to a range of buyers.

#### Property Overview

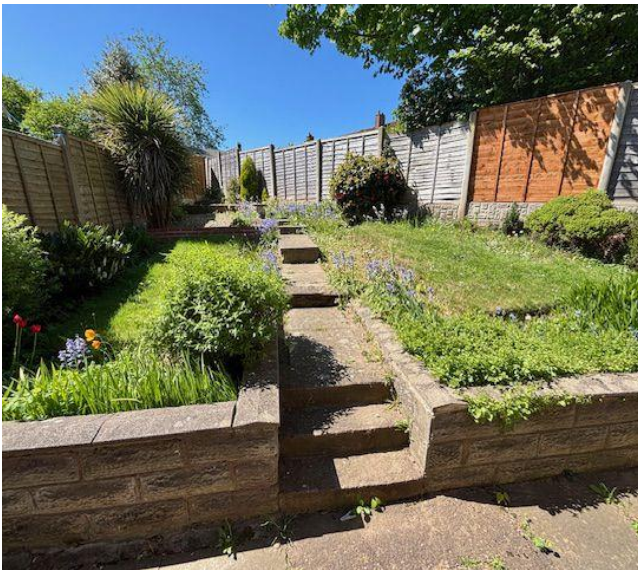
The home is approached via a secure and welcoming porch, leading into a central hallway which provides access to all ground floor accommodation and staircase to the first floor. The front lounge is a bright and spacious dual-aspect reception room, featuring a charming circular bay window to the front and sliding patio doors to the rear, opening out onto the garden. The refurbished kitchen offers a modern range of wall and base units, complete with built-in oven and electric hob, space for appliances, and a ceramic sink with drainer. Additional benefits include a useful pantry under the stairs and a practical utility area with a large overhead storage cupboard.

Upstairs, the landing leads to three well-proportioned bedrooms, comprising two doubles and a good-sized third room. The principal bedroom is particularly generous, benefiting from built-in storage. The family shower room is fitted with a walk-in shower, wash hand basin, and W.C.

Externally, the property enjoys a manageable rear garden, featuring a slabbed patio area, lawn, and a variety of colourful plants and shrubs, all enclosed by perimeter fencing.

Summary Overall, this property presents an excellent opportunity for first-time buyers or investors, offering a comfortable, move-in ready interior with further scope for cosmetic enhancement to suit individual taste.





## Property Specification

CHAIN FREE SALE  
QUIET CUL-DE-SAC POSITION  
THREE WELL-PROPORTIONED BEDROOMS  
LARGE PRINCIPAL BEDROOM WITH BUILT-IN STORAGE  
REFURBISHED KITCHEN WITH UTILITY SPACE

Porch 3' 3" x 6' 7" (1m x 2m)

Hall 7' 7" x 5' 9" (2.3m x 1.75m)

Living Room 20' 0" x 9' 10" (6.1m x 3m)

Kitchen 11' 10" x 12' 2" (3.6m x 3.7m)

Utility 5' 7" x 5' 7" (1.7m x 1.7m)

Bedroom One 13' 5" x 13' 1" (4.1m x 4m)

Bedroom Two 13' 1" x 8' 10" (4m x 2.7m)

Bedroom Three 9' 2" x 7' 3" (2.8m x 2.2m)

Shower Room 5' 3" x 7' 3" (1.6m x 2.2m)

### 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.

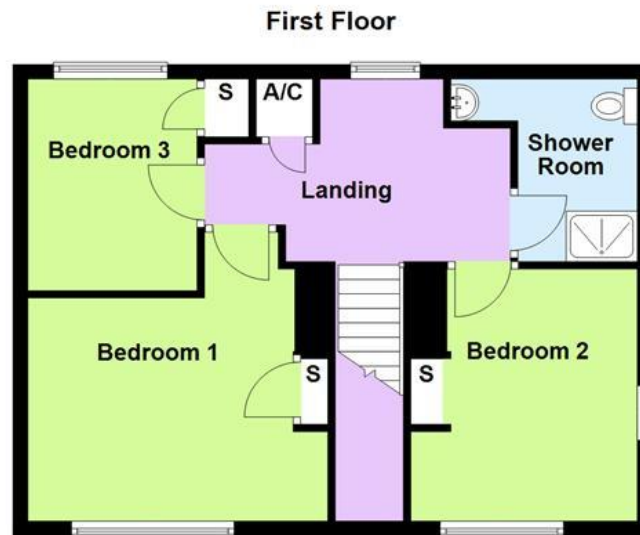
### Viewer's Note:

Services connected: mains electricity, gas, water and drainage  
Council tax band: B  
Tenure: Freehold  
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# Floor Plan

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

# Energy Efficiency Rating



# Map Location

