PAUL CARR Estate Agents Sales & Lettings

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Clausen Close, Great Barr
Birmingham, B43 7UD

£335,000

Three-Bedroom Semi-Detached Home | Chain Free | Quiet Cul-de-Sac | Extended Open-Plan Living | Further Potential Situated towards the top of the ever-popular Pheasey Estate in Great Barr, within a quiet cul-de-sac.
This beautifully presented three-bedroom semi-detached home offers spacious, versatile accommodation, having been recently decorated throughout.

Offered to the market **chain free, the property combines modern interiors, generous open-plan living and further potential to extend (subject to the necessary planning permissions and building regulations), making it an excellent choice for families and buyers looking for a home they can grow into**.

Approaching the property, a substantial concrete-print driveway provides off-road parking for multiple vehicles, leading to a secure entrance porch and welcoming hallway. The main through lounge is particularly inviting, featuring a bay window to the front, with sliding patio doors opening to the rear, allowing an abundance of natural light to flow throughout the space and creating a wonderful sense of openness. The kitchen is a real eye-catcher, fitted with a modern range of cream wall and base units, complemented by wood-effect work surfaces and space for freestanding appliances. Flowing seamlessly from the kitchen is the extended family room, offering impressive proportions and exceptional versatility, whether utilised as an additional sitting area, dining space or a hub for family gatherings and entertaining. The extended accommodation further leads into a practical utility area, incorporating a guest W.C and access to additional garage storage.

To the first floor, the property offers two well-proportioned double bedrooms alongside a good-sized single third bedroom, ideal for single sleeping arrangements. The modern family shower room is finished to a contemporary standard, featuring marble-effect tiling, a contrasting darker feature wall, a walk-in shower enclosure with glass screen, wash hand basin with storage, a low-level W.C and a sensor-activated lighting, adding a further touch of convenience and style.

Externally, the rear garden offers a private setting, enjoying a good degree of privacy without being overlooked. Designed with low maintenance in mind, the garden is fully paved, providing an ideal space for outdoor seating, entertaining or simply enjoying the warmer months without the upkeep of a lawn. Conveniently positioned on the Pheasey Estate, the property is well placed for access to well-regarded local schools, nearby amenities, transport connections and routes into surrounding areas, making it a desirable location for families and commuters alike.

**Overall, this is a fantastic opportunity to acquire a chain-free, extended three-bedroom semi-detached home in a sought-after Great Barr location, boasting stylish open-plan living, a generous driveway, modern shower room and further potential to enhance, subject to the relevant permissions. Early viewing is highly recommended to fully appreciate the space, presentation and versatility this property has to offer.

Tenure: We can confirm the property is Freehold.
Council Tax Band: We can confirm the Council Tax Band is C payable to Walsall Council.
Services Connected: mains electricity, gas, water and drainage.
Viewings: Strictly via appointment through our Great Barr Residential Sales Department on 0121 325 1133
or via Greatbarr@paulcarrestateagents.co.uk



Hallway
3.17m (10'5") max x 1.80m (5'11")

Kitchen Area
3.74m (12'3") x 2.65m (8'8")

Through Lounge
7.09m (23'3") x 3.45m (11'4")

Family room
6.36m (20'10") x 5.11m (16'9")

Utility Area
8' 6" x 9' 7" (2.59m x 2.91m)

W.C
1.19m (3'11") x 0.90m (2'11")

Garage Store Space
5' 11" x 11' 10" (1.81m x 3.60m)

Shower Room
2.26m (7'5") x 1.93m (6'4")

Bedroom 1
4.30m (14'1") max x 2.97m (9'9")

Bedroom 2
3.10m (10'2") x 2.99m (9'10")

Bedroom 3
9' 3" x 7' 7" (2.81m x 2.30m)







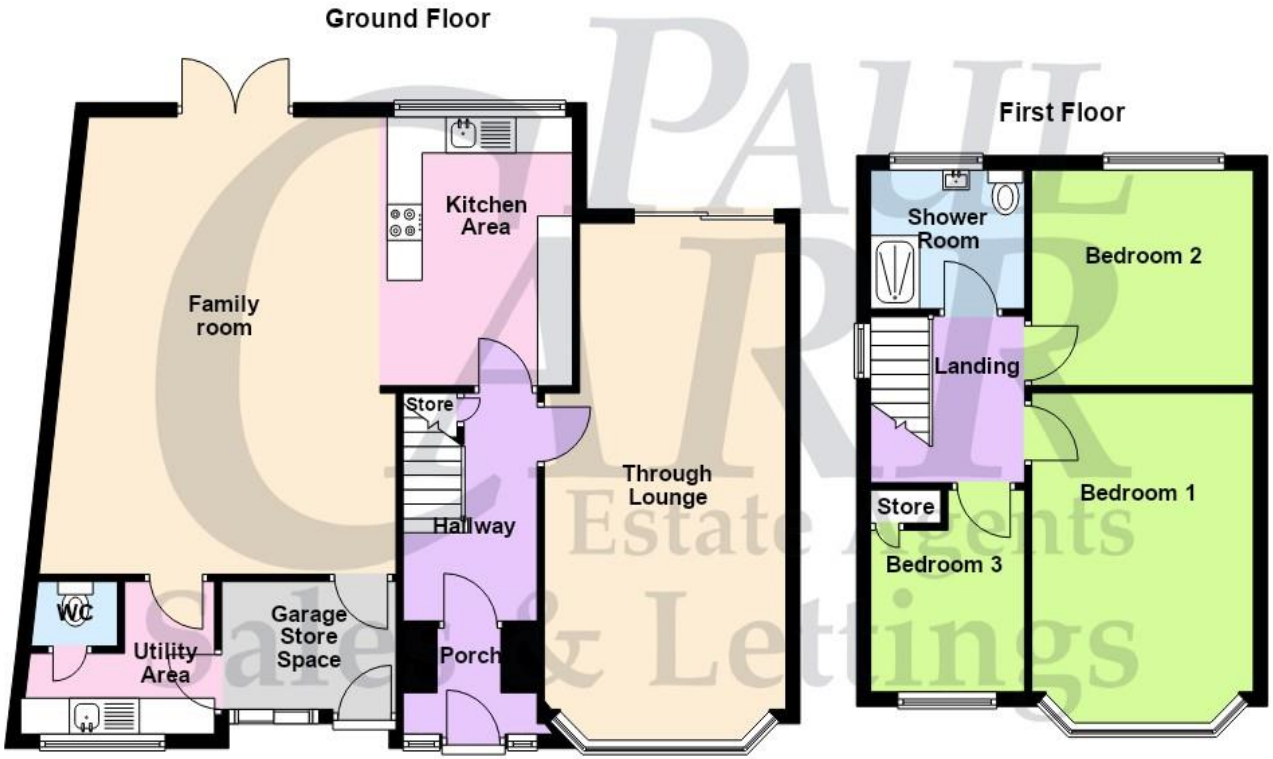






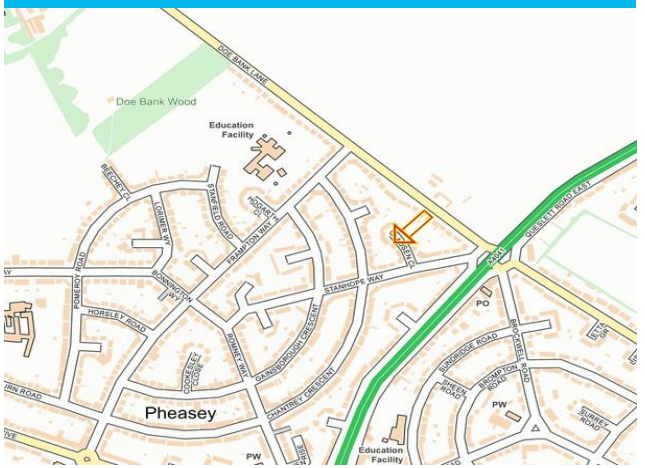
Floor Plan

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



Energy Performance Rating

Map Location













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: 20th November 2026

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 £47.50 + VAT (£57 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.