



Leighton Close, Great Barr  
Birmingham, B43 7HY

**£265,000**



# Great Barr

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*Paul Carr Estate Agents are pleased offer to the market this chain free, well-maintained three-bedroom semi-detached property on Leighton Close. Ideally positioned on the highly desirable Pheasey Estate, falling within the catchment for well-regarded local schools, close to everyday amenities and offering excellent transport links for commuters.*

The property benefits from off-road parking via a paved driveway, with side access providing convenient entry to the rear garden. Accommodation begins with a secure entrance porch, opening into a welcoming hallway that sets the tone for the rest of the home. To the rear sits a spacious kitchen diner, offering ample worktop and storage space and ideal for family living and entertaining. The separate lounge features a central fireplace and attractive bay window, creating a comfortable and inviting reception space. The interiors throughout are well maintained and presented in good order, allowing a buyer to move straight in. A real highlight of the property is the conservatory, constructed with a solid brick base and currently utilised as an additional living area. Flooded with natural light, this versatile space works perfectly as a second reception room, dining area, or family room.

To the first floor, the property offers two well-proportioned double bedrooms, alongside a third bedroom comfortably accommodating a single bed or ideal as a home office or nursery. The family shower room is finished to a good standard and comprises a shower unit, hand wash basin and low-level WC, complemented by tiled walls and a clean, modern finish.

Externally, the rear garden has been thoughtfully arranged to suit family use throughout the year. A decked seating area provides space for outdoor furniture and entertaining, leading to a paved section separated via a gate, with further lawned garden space beyond – ideal for children, pets, or relaxed summer evenings.

An excellent opportunity for families, first-time buyers or investors alike, this chain-free home combines location, space and practicality in one of the area's most popular residential settings.







## Property Specification

SEMI-DETACHED  
CHAIN FREE  
WELL MAINTAINED INTERIORS  
REAR CONSERVATORY  
POPULAR LOCATION

Porch 2.22m (7'3") x 0.76m (2'6")

Hall 3.82m (12'6") x 1.66m (5'5")

Kitchen/Dining Room 5.10m (16'9") x 3.16m (10'4")

Lounge 4.62m (15'2") x 3.33m (10'9")

Conservatory 4.85m (15'11") x 4.23m (13'11")

Shower Room 2.10m (6'11") x 1.71m (5'7")

Bedroom 2 3.33m (10'11") x 3.26m (10'8")

Bedroom 3 2.43m (8') x 2.38m (7'10") max

Bedroom 1 4.03m (13'2") x 3.33m (10'11")

### 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:

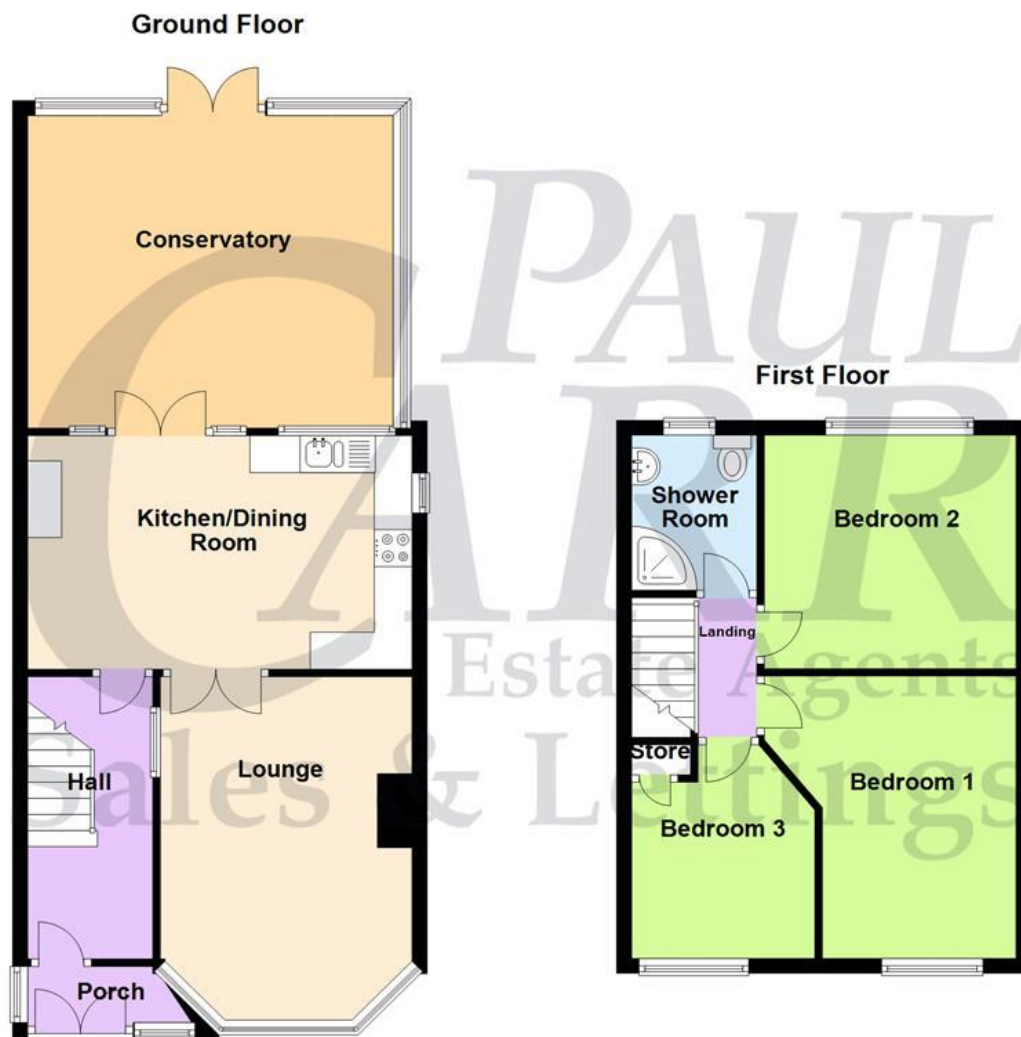
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### Viewer's Note:

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

## Map Location

