



Stanhope Way, Great Barr
Birmingham, B43 7TS

£315,000

Great Barr

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Situated on the ever-popular Pheasey Estate in Great Barr, this well-maintained detached residence on Stanhope Way presents an excellent opportunity for buyers seeking both immediate comfort and future potential. Ideally located within close proximity to well-regarded schools, local amenities, and convenient transport links, the property offers the perfect balance of practicality and long-term value.

Offered chain free, the home benefits from a generous frontage providing off-road parking, with further scope to expand if desired.

The property also boasts a detached garage, while the original integral garage has been thoughtfully converted into a versatile office space—ideal for remote working or additional living accommodation. Internally, the property features a spacious through lounge, creating a seamless flow of living and entertaining space filled with natural light. The kitchen opens into a dedicated dining area, offering a functional layout with excellent potential for modernisation or reconfiguration to suit contemporary living preferences. A separate utility area and guest WC add further convenience to the ground floor.

Upstairs, the property comprises well-proportioned bedrooms, all offering comfortable living space, alongside a modern walk-in shower room designed with practicality in mind. One of the standout features of this home is the clear scope for extension (subject to planning permission), allowing buyers to significantly enhance both the footprint and value of the property. Whether you're looking to add additional space, bedrooms, or simply put your own stamp on a solid home, this property offers the flexibility to do so.

A rare opportunity to acquire a detached home in a sought-after location with genuine potential to grow—early viewing is highly recommended.





Property Specification

DETACHED PROPERTY
OFFERED CHAIN FREE
EXTENSION POTENTIAL
CONVERTED GARAGE SPACE
WELL MAINTAINED THROUGHOUT

Porch 2.66m (8'9") x 0.63m (2'1")

Kitchen Area 3.69m (12'1") x 3.03m (9'11")

Living Room 7.28m (23'11") x 4.26m (14')

Utility 2.36m (7'9") x 1.36m (4'6")

WC 3' 9" x 3' 3" (1.15m x 0.99m)

Office 4.24m (13'11") x 2.25m (7'5")

Garage 5.14m (16'10") x 3.66m (12')

Walk In Shower 2.64m (8'8") x 2.01m (6'7") plus
1.39m (4'7") x 1.39m (4'7")

Bedroom 2 3.24m (10'8") x 3.10m (10'2") plus
1.39m (4'7") x 1.39m (4'7")

Bedroom 1 3.71m (12'2") x 3.20m (10'6") plus
1.39m (4'7") x 1.39m (4'7")

Bedroom 3 2.67m (8'9") x 2.64m (8'8") plus
1.39m (4'7") x 1.39m (4'7")

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: D
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		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Map Location

