



Beechey Close, Great Barr
Birmingham, B43 7LN

OFFERS OVER £325,000

Great Barr

OFFERS OVER £325,000

3  1  2 

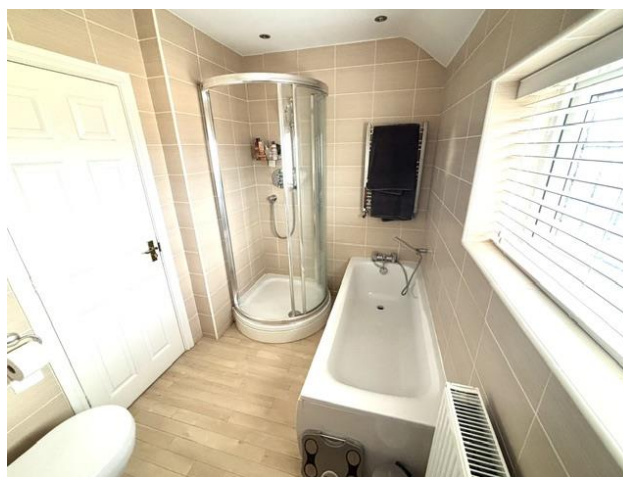
A Beautiful Three-Bedroom Family Home in a Unique Pheasey Location We are thrilled to offer for sale this beautiful three-bedroom family home, situated in a truly unique position on the popular Pheasey Estate in Great Barr. Nestled within a quiet cul-de-sac and enjoying open rural field views to the rear, this lovely home offers a rare combination of peace, privacy and convenience. It is also positioned directly alongside Doe Bank Park, providing an excellent setting for families and those with pets who enjoy having wonderful walking opportunities on the doorstep.

Property Highlights The property enjoys an attractive frontage, set behind a brick retaining wall with a front lawn, mature shrubs and hedging. There is also an outdoor bin store and a useful covered front porch. The welcoming hallway provides access to a useful cloakroom cupboard, under-stairs storage, stairs to the first floor and a downstairs WC with built-in storage to either side. To the front of the property is a lovely modern reception and dining space. A bay window provides an attractive focal point, while double doors allow the dining area and living room to be opened up or separated as required. The generous living area extends towards the rear of the home and benefits from patio doors providing views and access towards the garden. The kitchen is particularly distinctive, featuring an attractive irregular-shaped layout with a modern selection of wall and base cabinets, space for integrated appliances and a useful breakfast bar worktop. There is also a built-in storage cupboard and access into the adjoining utility room, which provides excellent practical space for appliances and direct access to the garden.

Moving upstairs, the landing leads to three bedrooms, all benefiting from built-in wardrobe space. The front and rear bedrooms are both good-sized doubles, with the principal bedroom to the front featuring a lovely bay window. The third bedroom is a smaller but perfectly practical room. The rear bedroom enjoys superb open views across the neighbouring fields. A generous family bathroom completes the first floor and features a mainly tiled finish, laminate flooring, separate quadrant shower enclosure, panelled bath, wash hand basin and W.C.

Externally, the property benefits from a lovely low-maintenance rear garden with a truly special outlook across the neighbouring fields. There is a high-quality patio with block-paved trim, a small step down to the lawn, and colourful plants, mature shrubs and hedging providing attractive borders and privacy. The property also benefits from an adjacent side garage, adding valuable storage and practical space.





Property Specification

THREE BEDROOM FAMILY HOME
 QUIET CUL-DE-SAC LOCATION
 STUNNING OPEN FIELD VIEWS
 ADJOINING DOE BANK PARK
 MODERN KITCHEN & UTILITY ROOM

Hallway 14' 9" x 5' 11" (4.5m x 1.8m)

Guest W.C 10' 10" x 2' 7" (3.3m x .8m)

Dining Room 8' 10" x 7' 10" (2.7m x 2.4m)

Living Room 14' 9" x 11' 2" (4.5m x 3.4m)

Kitchen 10' 6" x 15' 5" (3.2m x 4.7m)

Utility 2' 11" x 9' 2" (0.9m x 2.8m)

Bedroom One 14' 5" x 9' 6" (4.4m x 2.9m)

Bedroom Two 10' 2" x 7' 7" (3.1m x 2.3m)

Bedroom Three 9' 2" x 7' 10" (2.8m x 2.4m)

Family Bathroom 7' 3" x 9' 2" (2.2m x 2.8m)

Garage 13' 5" x 8' 2" (4.08m x 2.5m)

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 reduced 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:

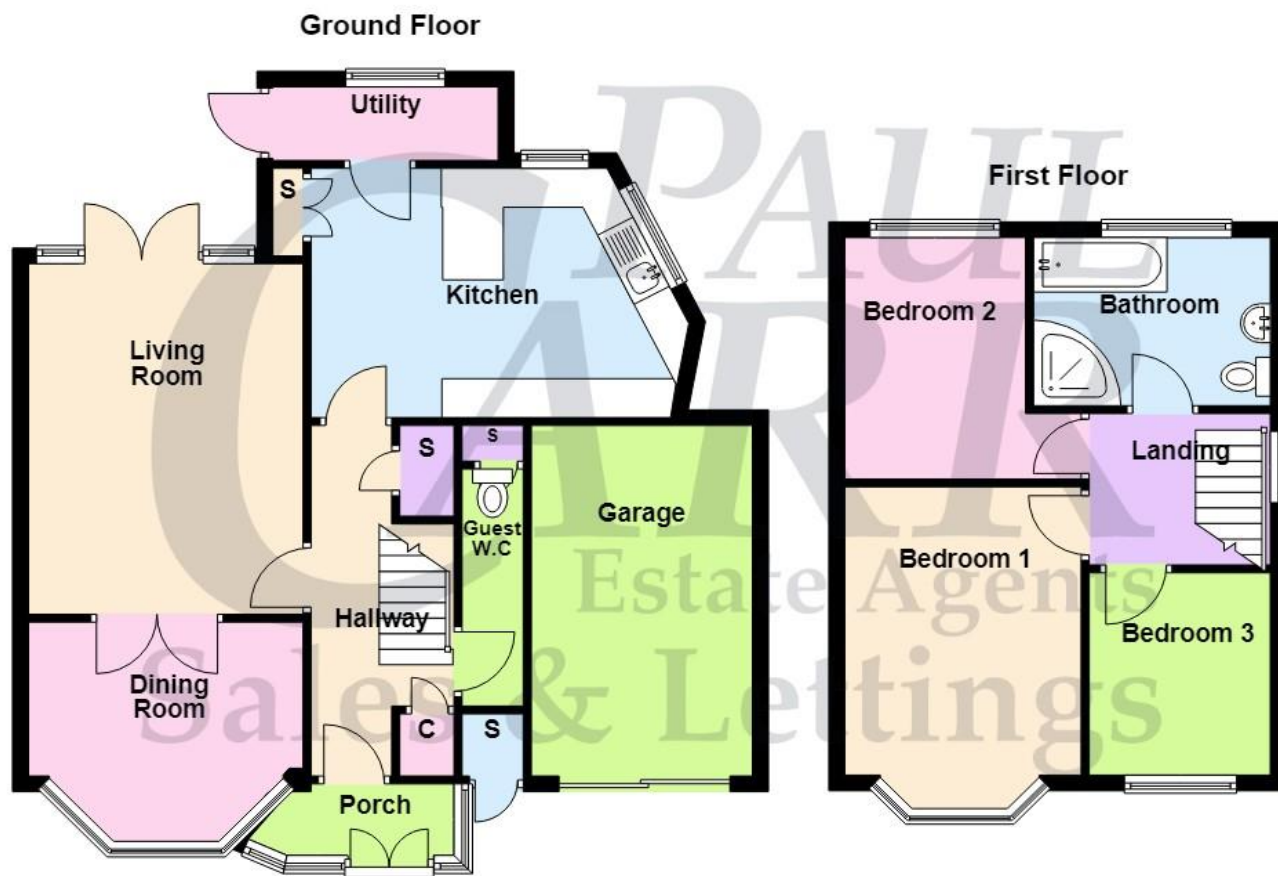
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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

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		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

