



Cookesley Close, Great Barr
Birmingham, B43 7LD

£280,000

Great Barr

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Cookesley Close is a well presented three bedroom family home, benefitting from the added addition of a conservatory and occupying a pleasant cul-de-sac position on the highly regarded Pheasey Estate. Ideally situated for excellent local amenities, transport links and well regarded schools for all ages, including the ever-popular Barr Beacon Secondary School.

The property is approached via off road parking leading to the front double glazed porch, with a shared driveway giving access to the rear gated entrance and garden beyond. Internally, the welcoming hallway has stairs rising to the first floor accommodation with doors leading into the kitchen and spacious dual aspect through lounge and dining room. This bright and airy living space features a bay window overlooking the front elevation and ample room for both lounge and dining furniture. The room flows beautifully into the conservatory, creating an excellent additional reception space with double doors opening out onto the rear garden. The galley style kitchen offers a range of wall and base units with rolled edge work surfaces incorporating a gas hob, electric oven, extractor hood and single sink drainer.

To the first floor are three bedrooms, comprising two generous doubles and a good sized single bedroom. The property further benefits from a stylish contemporary family bathroom fitted with a P-shaped bath with shower over, low flush W.C and wash hand basin.

Externally, the property benefits from double glazing and central heating throughout, whilst to the rear is a lovely spacious garden which is mainly laid to lawn with mature shrub borders and enjoys a private aspect, making it ideal for families, entertaining or simply relaxing outdoors.





Property Specification

WELL PRESENTED THREE BEDROOM FAMILY HOME
HIGHLY REGARDED PHEASEY ESTATE LOCATION
SPACIOUS DUAL ASPECT THROUGH LOUNGE & DINER
CONSERVATORY OVERLOOKING THE REAR GARDEN
CONTEMPORARY FAMILY BATHROOM WITH P-SHAPED
BATH & SHOWER OVER

Porch

Hallway

Through Lounge & Dining Room
25' 7" x 11' 6" (7.8m x 3.5m)

Kitchen
12' 10" x 6' 11" (3.9m x 2.1m)

Conservatory
11' 6" x 8' 10" (3.5m x 2.7m)

Bedroom One
11' 10" x 9' 10" (3.6m x 3m)

Bedroom Two
10' 10" x 9' 10" (3.3m x 3m)

Bedroom Three
8' 10" x 7' 10" (2.7m x 2.4m)

Family Bathroom
8' 2" x 5' 7" (2.5m x 1.7m)

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:

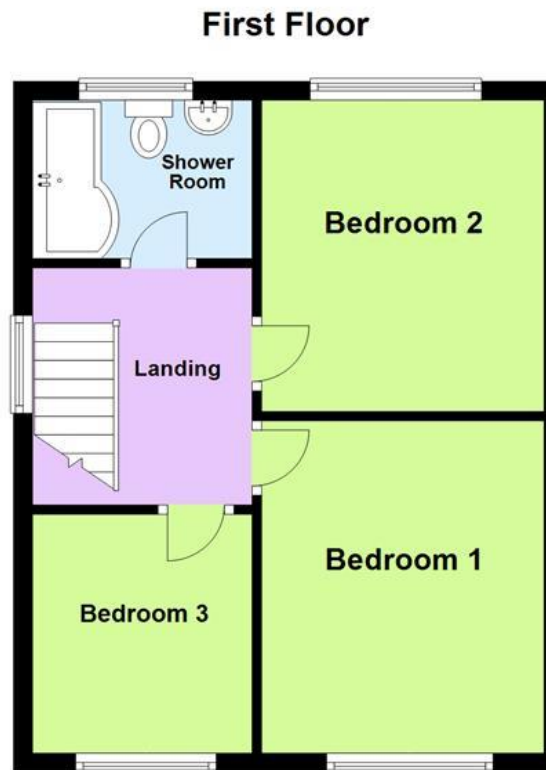
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Viewer's Note:

Services connected: mains electricity, gas, water and drainage
Council tax band: 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		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

