



Chantrey Crescent, Great Barr
Birmingham, B43 7PD

Offers Over £220,000

Great Barr

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A Superb Opportunity for Investors and First-Time Buyers Offered with no upward chain, This well-presented two-bedroom home is located on the highly regarded Pheasey Estate in Great Barr, providing convenient access to excellent local amenities, reputable schools, and the M6 motorway network.

Property Features - Private Driveway - A block-paved frontage offering parking for multiple vehicles.

Extended Kitchen & Dining Area - Stylish and modern, featuring a range of wall and base cabinets, built-in electric hob and oven, integrated fridge freezer, and space for further appliances. - The dining area offers ample space for a table and chairs, with sliding patio doors opening directly onto the rear garden.

Inviting Lounge - A welcoming front lounge with a wide window allowing plenty of natural light, decorated in neutral tones and complemented by grey carpeting.

First Floor Accommodation - Two Spacious Bedrooms - Both well-presented, with the rear bedroom benefiting from a built-in storage cupboard. The landing includes an airing cupboard housing a modern boiler (approximately two years old).

Family Shower Room - Featuring a walk-in shower enclosure, easy-to-maintain wall panelling, wash hand basin with storage, WC, laminate flooring, and a heated towel rail.

Rear Garden - A low-maintenance garden with a paved patio area, artificial lawn, BBQ area, and storage shed, ideal for outdoor entertaining and relaxation.

This lovely home is sure to attract strong interest – early viewing is highly recommended!





Property Specification

TWO BEDROOM END TERRACE
KEY READY CONDITION
NO UPWARD CHAIN
SPACIOUS DOUBLE BEDROOMS
LOW MAINTENANCE GARDEN

Hall

3' 3" x 5' 11" (1m x 1.8m)

Dining area

12' 2" x 8' 10" (3.7m x 2.7m)

Kitchen

15' 9" x 6' 7" (4.8m x 2m)

Under stairs Store

3' 3" x 8' 10" (1m x 2.7m)

Lounge

10' 6" x 14' 1" (3.2m x 4.3m)

Bedroom One

13' 9" x 10' 6" (4.2m x 3.2m)

Bedroom Two

15' 1" x 9' 6" (4.6m x 2.9m)

Family Shower Room

8' 10" x 4' 11" (2.7m x 1.5m)

Agent's Note:

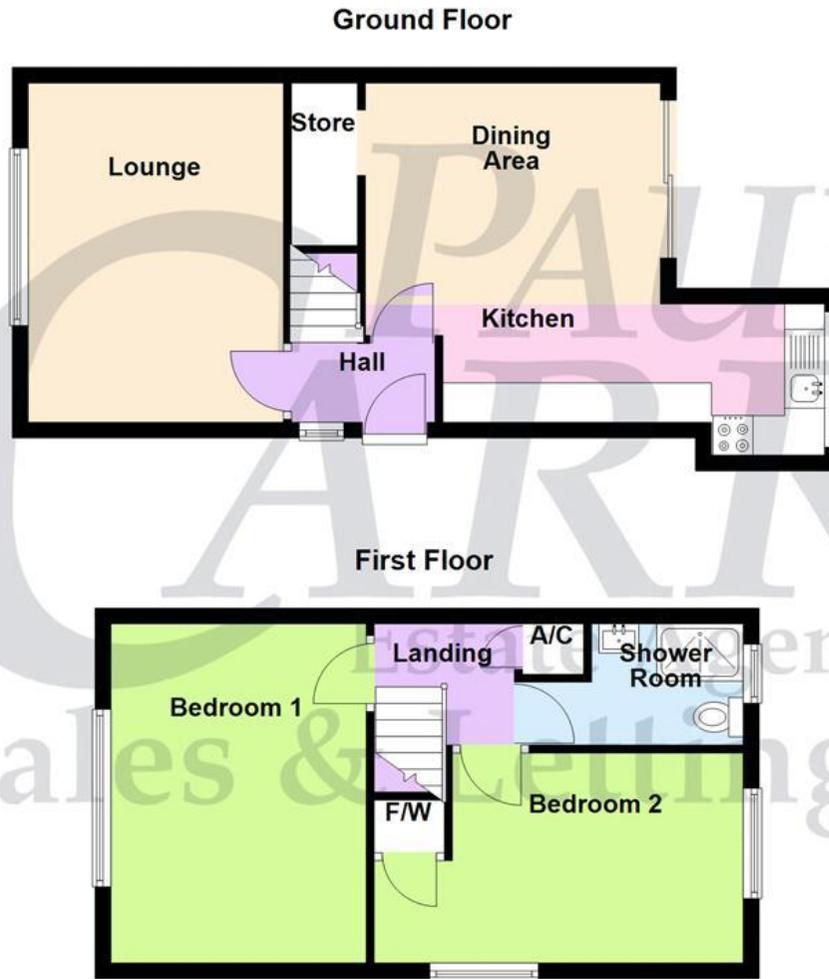
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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:

Viewer's Note:

Services connected: mains electricity, gas, water and drainage
Council tax band: B
Tenure: Freehold years remaining, lease from

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		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

