



Frampton Way, Great Barr
Birmingham, B43 7UN

Offers in excess of £230,000

Great Barr

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Situated on the popular Pheasey Estate, this generously proportioned three-bedroom corner plot property offers an exciting opportunity for buyers looking to put their own stamp on a home. While the property is in need of modernisation, it offers excellent potential to create a fantastic family home.

Upon entering the property, you are welcomed into an inviting hallway leading into the living room, fitted kitchen and dining room. The property benefits from two spacious reception rooms, providing plenty of flexibility for families, whether used as separate living and dining areas, a playroom, home office or additional entertaining space. The fitted kitchen provides ample space for families with base and eye level units providing loads of storage, there is also access to the rear garden.

Upstairs there are three well-sized bedrooms, along with a four-piece family bathroom.

Externally, the property occupies a good-sized corner plot, offering excellent outdoor space and further potential, subject to the necessary permissions with its spacious accommodation, desirable corner position and fantastic potential for improvement, this property is ideally suited to first time buyers and investors alike.

Early viewing is highly recommended to appreciate the size, position and potential this property has to offer.

This Property is being sold by Paul Carr Secure Sale.

Secure Sale is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents. When an offer is accepted, the buyer will be required to pay a non-refundable **Reservation Fee of £6,995** including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team





Property Specification

BEING SOLD BY PAUL CARR SECURE SALE
(BUY IT NOW Option Available) - Reservation Fee Applies
NO CHAIN
THREE GOOD SIZED BEDROOMS
PHEASEY ESTATE
AMPLE OFF STREET PARKING

Kitchen 8' 2" x 14' 9" (2.5m x 4.5m)

Living Room 23' 0" x 12' 2" (7m x 3.7m)

Dining area 11' 2" x 9' 10" (3.4m x 3m)

Entrance Hallway 14' 5" x 6' 7" (4.4m x 2m)

Bedroom 1 14' 9" x 10' 2" (4.5m x 3.1m)

Bedroom 2 10' 6" x 9' 10" (3.2m x 3m)

Bedroom 3 9' 2" x 8' 2" (2.8m x 2.5m)

Bathroom 8' 10" x 7' 7" (2.7m x 2.3m)

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:

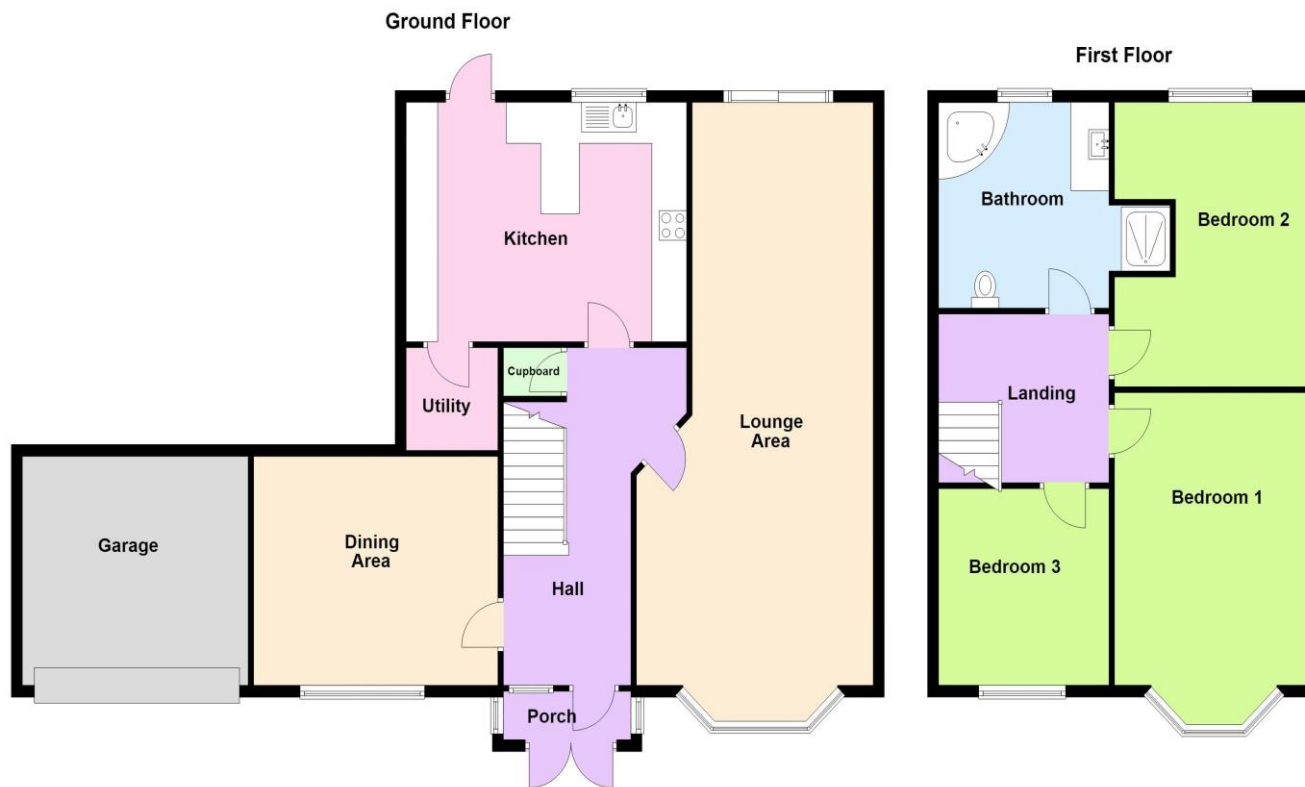
Services connected: mains electricity, gas, water and drainage

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		75 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Map Location

