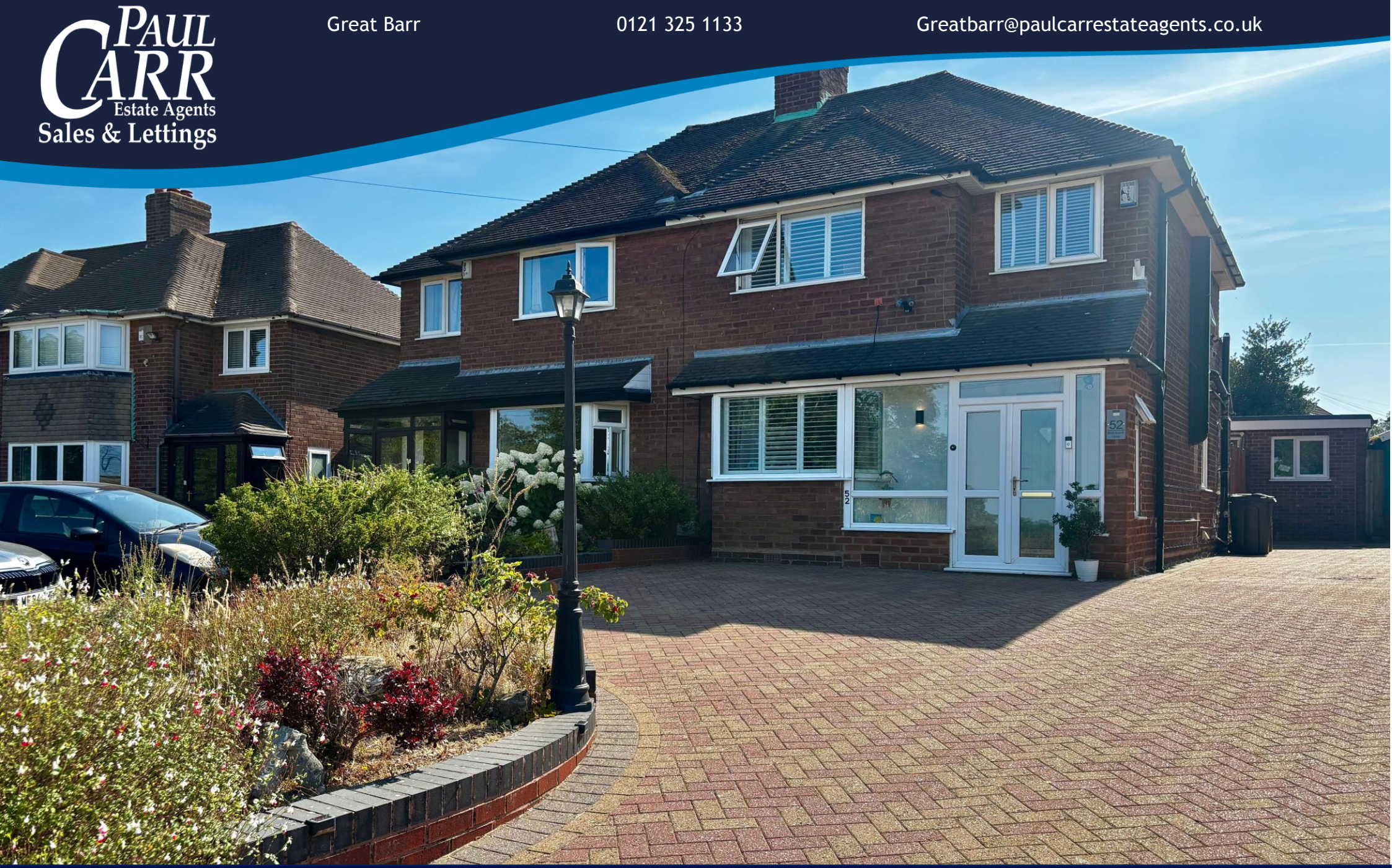
PAUL CARR Estate Agents Sales & Lettings

Great Barr 0121 325 1133 Greatbarr@paulcarrestateagents.co.uk



Doe Bank Lane, Great Barr
Birmingham, B43 7UE

Offers in Excess of £325,000

We are thrilled to present to the market this unique opportunity to acquire a wonderful family home on the highly regarded Doe Bank Lane, situated on the popular Pheasey Estate in Great Barr and conveniently bordering the sought-after Streetly area.

This attractive home offers a superb frontage overlooking neighbouring rural fields, a private block-paved driveway, extended kitchen and dining space, three good-sized bedrooms, a converted loft room and a part-converted garage providing excellent flexibility and storage. Approached via a private block-paved driveway, the property enjoys a tidy front lawn, mature shrubs and a retaining wall, while a shared driveway and right of way with the neighbouring property provides access towards the garages.

Upon entering, the welcoming hallway provides stairs rising to the first floor and doors leading to the principal ground floor rooms. The front lounge is a spacious and characterful reception room, featuring an attractive bay window, chimney breast and delightful log burner, creating a cosy focal point for relaxing during the colder months. The extended kitchen and dining room forms a fantastic heart to the home, with the rear L-shaped extension providing a generous dining area with contemporary wall panelling and patio doors opening directly onto the garden. The traditional-style kitchen features a range of wall and base cabinets, plentiful worktop space, Range Master oven and hob, Belfast sink and space for integrated appliances.

Upstairs, the landing leads to three bedrooms, including two good-sized double rooms with front and rear aspects, together with a well-proportioned third bedroom. An additional converted loft room, accessed via loft ladders and featuring a Velux window, provides a versatile space ideal for a home office, hobby room, dressing room or additional storage. The beautifully finished bathroom offers a stylish specification, including an eye-catching feature wall, roll-top bathtub with shower fittings, vertical radiator, floating wash basin with vanity storage and WC.

Externally, the rear garden enjoys a fabulous south-west facing aspect, allowing for excellent levels of sunlight throughout the day. There is a good-sized patio ideal for outdoor seating and entertaining, together with a lawn, part decking and fenced boundaries. The recessed garage provides useful storage, while the converted front section offers further versatile space for a variety of uses.

Combining a traditional country-house feel with a range of desirable modern touches, including the charming log burner and high-quality blinds to the lounge and bedrooms, this is a truly appealing home that offers excellent versatility and would make a very happy family home.

Tenure: We can confirm the property is Freehold.
Council Tax Band: We can confirm the Council Tax Band is C payable to Walsall Council.
Services Connected: mains electricity, gas, water and drainage
Viewings: Strictly via appointment through our Great Barr Residential Sales Department on 0121 325 1133
or via Greatbarr@paulcarrestateagents.co.uk



Hallway
12' 2" x 5' 11" (3.7m x 1.8m)

Front Reception Room
16' 9" x 11' 6" (5.1m x 3.5m)

Open Plan Dining Area
8' 10" x 12' 10" (2.7m x 3.9m)

Kitchen
15' 9" x 8' 10" (4.8m x 2.7m)

Bedroom One
13' 1" x 9' 10" (4m x 3m)

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

Bedroom Three
8' 2" x 7' 10" (2.5m x 2.4m)

Family Bathroom
6' 7" x 7' 7" (2m x 2.3m)

Loft Room
11' 6" x 11' 6" (3.5m x 3.5m)

Multi-Functional Room & Garage













Floor Plan

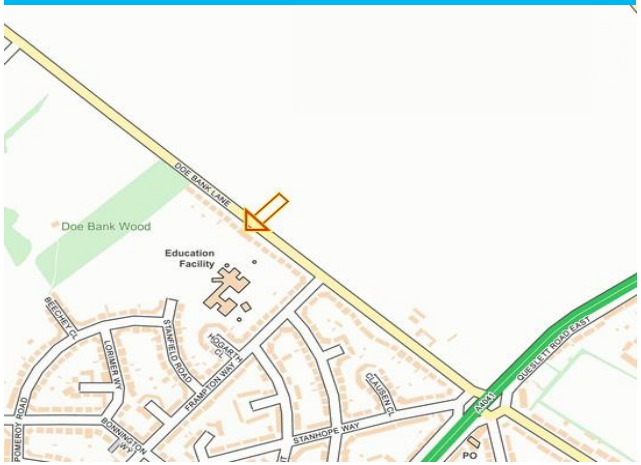
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating



Map Location






PLEASE
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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.