



Collingwood Drive, Great Barr
Birmingham, B43 7NF

£250,000

Great Barr

£250,000



Welcoming to the market this lovely extended corner semi-detached family home, offering excellent scope for further enhancement to suit a buyer's own style and requirements. Situated on the highly sought-after Pheasey Estate in Great Barr, the property enjoys convenient access to well-regarded schools for all age groups, local amenities including Asda supermarket, and excellent transport links via the nearby M6 motorway network.

Property Highlights

- Spacious gated frontage with lawn and driveway
- Separate garage
- Inviting porch entrance
- Welcoming hallway with downstairs W.C.
- Spacious dual-aspect lounge/diner featuring neutral décor, fitted carpets, bay window, and sliding patio doors leading to the rear garden
- Extended kitchen offering a range of wall and base units, integrated hob and oven, plus space for additional appliances

Upstairs, the landing leads to three bedrooms, comprising two generous double bedrooms and a third single bedroom.

The family shower room has been adapted into a wet room style, complete with walk-in shower, W.C., and wash hand basin.

Externally, the property benefits from a low-maintenance rear garden with a mixture of block paving and lawn, along with a useful courtyard area providing access to both the garage and secure front gates.

Offered to the market chain free, this extended home presents an excellent opportunity for families and buyers seeking a property with fantastic potential.

Early viewing is highly recommended.





Property Specification

EXTENDED CORNER SEMI DETACHED FAMILY HOME
HIGHLY SOUGHT AFTER PHEASEY ESTATE LOCATION
SPACIOUS DUAL ASPECT LOUNGE / DINER
EXTENDED KITCHEN
LOW MAINTENANCE REAR GARDEN & SEPARATE GARAGE

Hallway 15' 1" x 5' 11" (4.6m x 1.8m)

Guest W.C 4' 7" x 3' 3" (1.4m x 1m)

Kitchen 13' 1" x 8' 10" (4m x 2.7m)

Dual Aspect Lounge & Diner
26' 3" x 11' 6" (8m x 3.5m)

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

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

Bedroom One 14' 1" x 9' 10" (4.3m x 3m)

Family Shower Room 7' 3" x 7' 10" (2.2m x 2.4m)

Garage 16' 5" x 8' 2" (5m x 2.5m)

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:

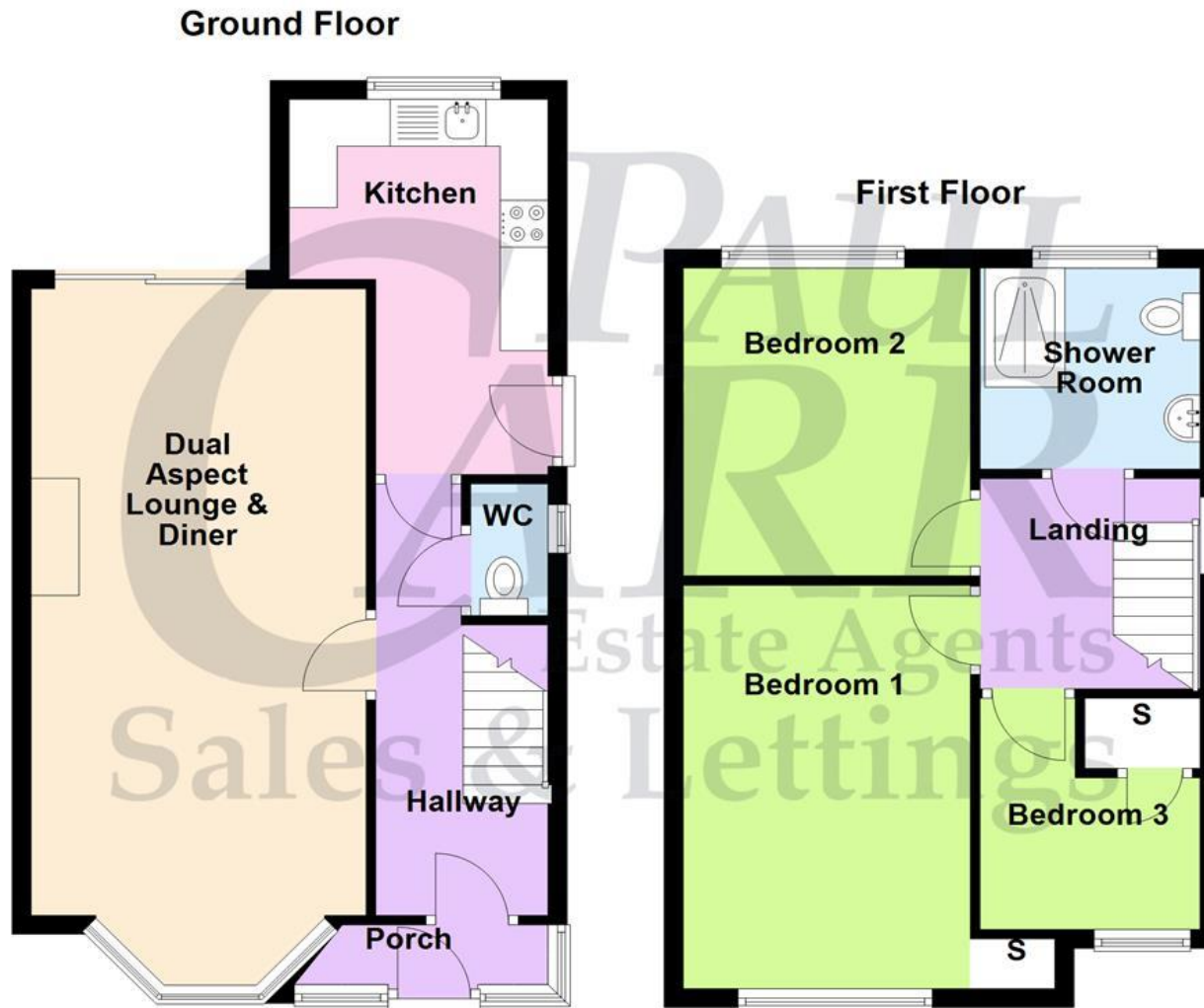
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

