PAUL CARR Estate Agents Sales & Lettings

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Collingwood Drive, Great Barr
Birmingham, B43 7NF

£260,000

Great Barr

£260,000

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THREE-BEDROOM SEMI-DETACHED FAMILY HOME | FREEHOLD | CHAIN FREE | SOUGHT-AFTER GREAT BARR LOCATION

Situated in the heart of the popular Pheasey Estate in Great Barr, this traditional three-bedroom semi-detached property presents an excellent opportunity for buyers seeking a well-maintained home in a convenient and well-connected location. Ideally positioned close to well-regarded local schools, everyday amenities and excellent transport links, the property offers spacious accommodation throughout, with scope for a purchaser to personalise and modernise to their own taste.

Upon arrival, the property immediately benefits from a neatly presented block-paved driveway, providing convenient off-road parking, alongside side access leading towards the recessed garage. Entering through the charming entrance porch, you are welcomed into a well-maintained entrance hallway, which provides access to the principal ground-floor accommodation. The through lounge is a particularly appealing feature, offering generous living and dining space, complemented by attractive character features and well-maintained décor. A bay window to the front elevation allows for plenty of natural light, while the feature gas fireplace with decorative brick surround creates an attractive focal point. A further window to the rear completes the room. Positioned just off the hallway, the kitchen offers a good range of wall and base units, integrated appliances and additional space for freestanding appliances. The property also benefits from a slight rear extension, providing further practicality to the ground-floor layout.

Moving upstairs, the first-floor landing provides access to three well-proportioned bedrooms and the family bathroom. There are two generous double bedrooms, both benefiting from fitted wardrobes, offering excellent built-in storage and comfortable sleeping accommodation. The third bedroom is a single room, also benefiting from wardrobe and additional storage space. Completing the first floor is the family bathroom, which is well maintained and fitted with a panelled bathtub with overhead shower, wash hand basin and WC. Whilst the bathroom offers an opportunity for a buyer to introduce a more contemporary finish, it has clearly been cared for and maintained. Externally, the rear garden has been designed with ease of maintenance in mind, being predominantly paved throughout and providing a practical outdoor space. The garden also benefits from access towards the recessed garage, adding further convenience.

Offered to the market FREEHOLD and with NO ONWARD CHAIN, this lovely family home represents an excellent opportunity for first-time buyers, growing families and those looking to secure a property in an established Great Barr location.

Early viewing is highly recommended to fully appreciate the accommodation, location and potential on offer.




















Property Specification

CHAIN FREE PURCHASE
NEAT BLOCK PAVED DRIVEWAY
WELL MAINTAINED DECOR
RECESSED GARAGE
THROUGH LOUNGE
GOOD INTERNAL SPACE

Through Lounge
8.69m (28'6") x 3.42m (11'3")

Kitchen
3.30m (10'10") x 2.00m (6'7")

Bedroom 1
4.25m (13'11") x 2.95m (9'8")

Bedroom 2
3.12m (10'3") x 2.95m (9'8")

Bedroom 3
2.82m (9'3") x 2.38m (7'10") max

Bathroom
2.37m (7'9") x 2.11m (6'11")

Garage
4.80m (15'9") x 2.48m (8'2")

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 £47.50 + VAT (£57 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:

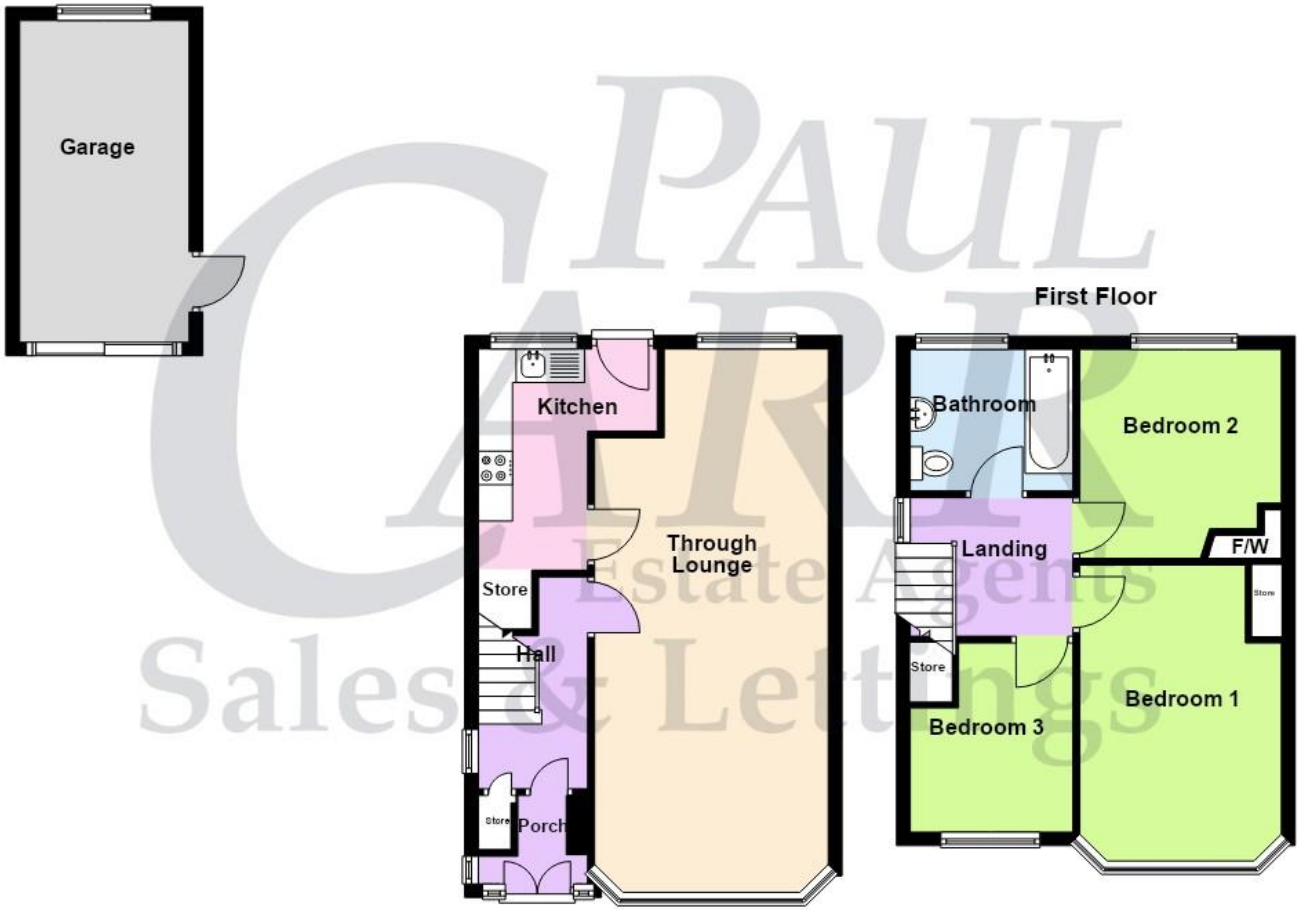
Services connected: mains electricity,gas,water and drainage
Council tax band: C
Tenure: Freehold
Viewing information – Viewings are strictly by appointment only. Please note photography or video recording is not permitted during a viewing unless agreed in advance.

Floor Plan

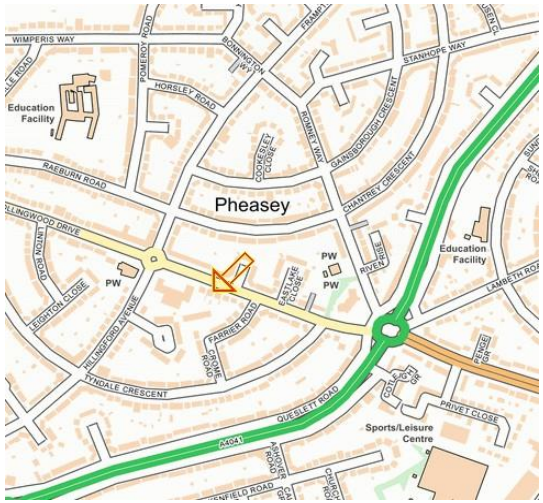
This floor plan is not drawn to scale and is for illustration purposes only

Energy Efficiency Rating

Ground Floor



Map Location



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OnTheMarket.com

rightmove.co.uk The UK's number one property website

The Property Ombudsman