



Collingwood Drive, Great Barr
Birmingham, B43 7NS

Offers in the Region Of £210,000

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Situated on the ever-popular Pheasey Estate, this well-presented three-bedroom terraced property offers an excellent opportunity for families, first-time buyers and investors alike.

The location benefits from well-regarded schools, a range of local amenities and convenient transport links, making it a highly sought-after and well-connected area.

Approached via a private driveway providing off-road parking, the property welcomes you through a secure porch into the entrance hallway.

The ground floor accommodation comprises a bright and comfortable lounge featuring a bay window, along with a spacious kitchen diner ideal for everyday family living and entertaining.

To the rear the property benefits of a further extension offering versatile use and utility space off the extension has been made, offering purchasers the opportunity to complete and personalise the space to their own requirements.

Upstairs, the first floor offers two generous double bedrooms, a single third bedroom and a family bathroom, completing the internal accommodation.

Externally, the rear garden provides a practical outdoor space with a combination of lawn and patio areas, enclosed by fencing to the perimeter for privacy and security.

Early viewing is highly recommended to fully appreciate the potential and accommodation on offer, as properties in this location are proving particularly popular and demand remains strong.





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.

Property Specification

THREE BEDROOM TERRACE
REAR EXTENSION
UTILITY SPACE
WELL KEPT REAR GARDEN
KITCHEN DINER

Hall 3.80m (12'6") x 1.65m (5'5")

Living Room 14' 7" x 0' 0" (4.45m x 3.03m)

Kitchen/Dining Room 4.78m (15'8") x 3.11m (10'2")

Extension 5.16m (16'11") x 1.93m (6'4")

Utility 2.39m (7'10") x 1.87m (6'2")

Bathroom 2.07m (6'9") x 1.70m (5'7")

Bedroom 1 3.82m (12'6") x 3.56m (11'8")

Bedroom 2 3.56m (11'8") x 3.13m (10'3")

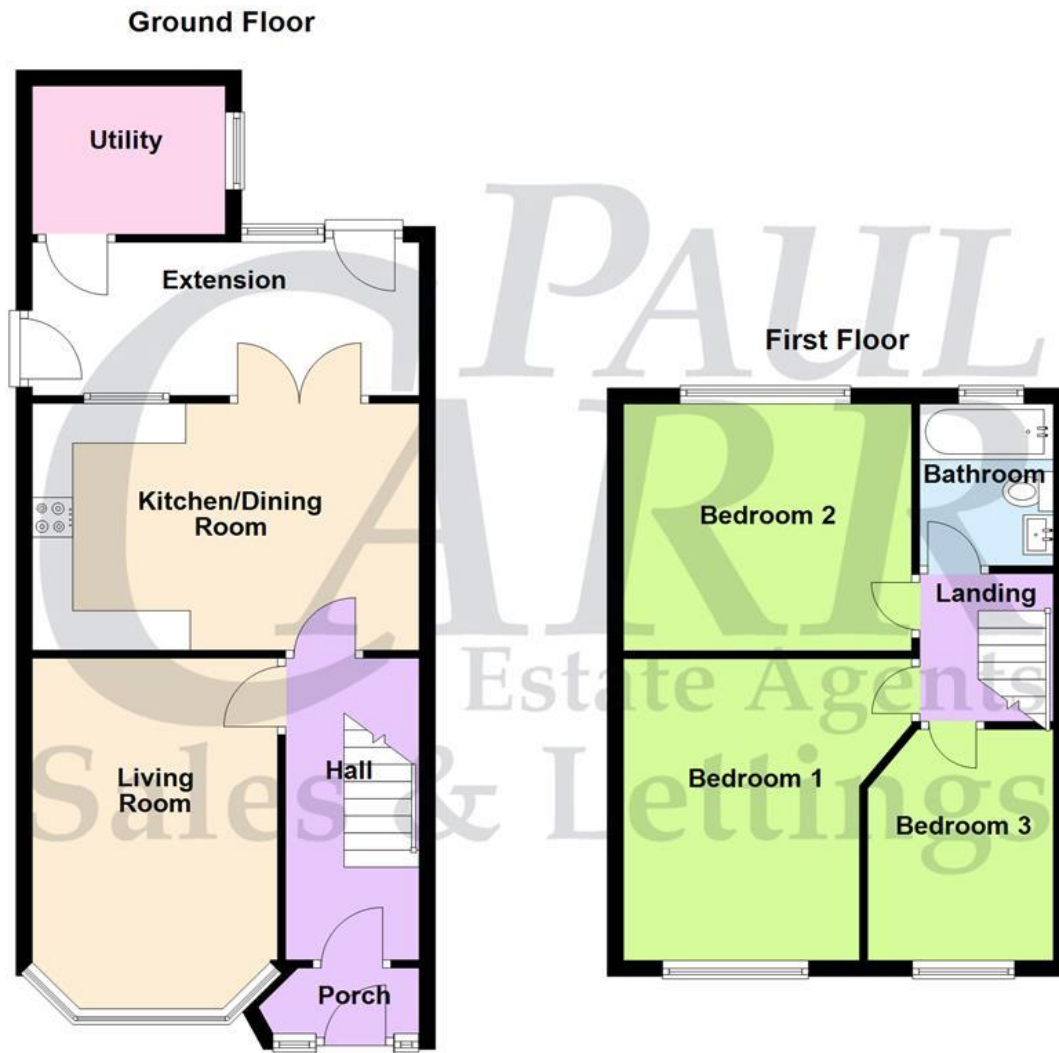
Bedroom 3 0' 0" x 7' 11" (2.91m x 2.42m)

Viewer's Note:

Services connected: mains electricity, gas, water and drainage
Council tax band: B
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		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

