



Princep Close, Great Barr  
Birmingham, B43 7LZ

**£260,000**



# Great Barr

£260,000

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*We are delighted to bring to the market this excellent opportunity for families seeking to settle on the ever-popular Pheasey Estate in Great Barr. Ideally located for schooling for all age groups, convenient shopping amenities and with easy access to the M6 motorway network, this home offers both practicality and potential.*

Tucked away within a quiet cul-de-sac on Princep Close, the property is perfectly suited to buyers looking to modernise and create a home tailored to their own taste.

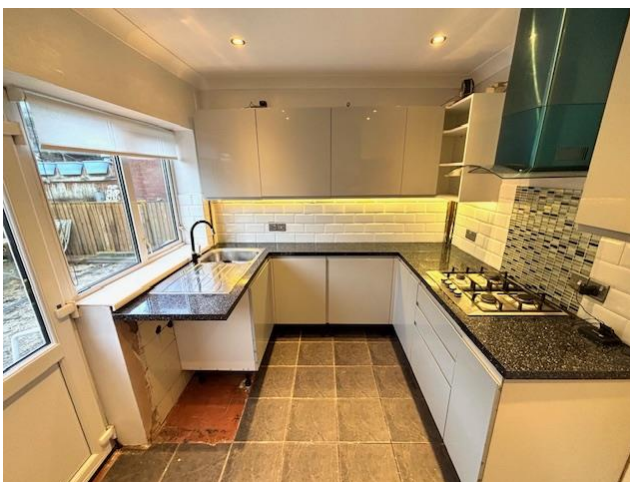
The property is approached via a block-paved private driveway, with an adjacent shared drive leading to a recessed shared garage. The driveway also benefits from an EV electric charging point. A welcoming porch opens into the main entrance hallway, which provides access to all ground-floor rooms and the staircase to the first floor.

The ground floor comprises a spacious lounge and dining area, featuring a bay window to the front and a rear window within the dining area overlooking the garden. The separate kitchen offers a range of wall and base units with grey metro-tile splashbacks, work surfaces, sink and drainer, gas hob, integrated eye-level oven and grill, along with space for additional appliances.

To the first floor, the landing provides access to the loft hatch and leads to two well-proportioned double bedrooms to the front and rear, along with a third single bedroom. The family shower room is finished with a modern tiled suite, comprising a large walk-in shower enclosure, W.C, wash hand basin and heated towel rail.

Externally, the property boasts an expansive rear garden, with side access and access to the garage. The garden features a large concrete patio area, steps leading up to tiered slate sections, and mature hedging to the rear providing a good degree of privacy.

Offered to the market with no upward chain, this family home represents a fantastic opportunity to add value and create a long-term residence in a highly sought-after location.







## Property Specification

THREE BEDROOM FAMILY HOME  
QUIET CUL DE SAC LOCATION  
DRIVEWAY AND GARAGE  
POPULAR PHEASEY ESTATE  
NO UPWARD CHAIN

### Entrance Porch

### Hallway

10' 4" x 5' 11" (3.15m x 1.8m)

### Lounge & Dining Area

21' 8" x 14' 9" (6.6m x 4.5m)

### Kitchen

8' 6" x 11' 10" (2.6m x 3.6m)

### Bedroom One

10' 4" x 12' 6" (3.16m x 3.8m)

### Bedroom Two

9' 6" x 12' 6" (2.9m x 3.8m)

### Bedroom Three

8' 2" x 7' 3" (2.5m x 2.2m)

### Family Shower Room

6' 3" x 7' 10" (1.9m x 2.4m)

### 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:

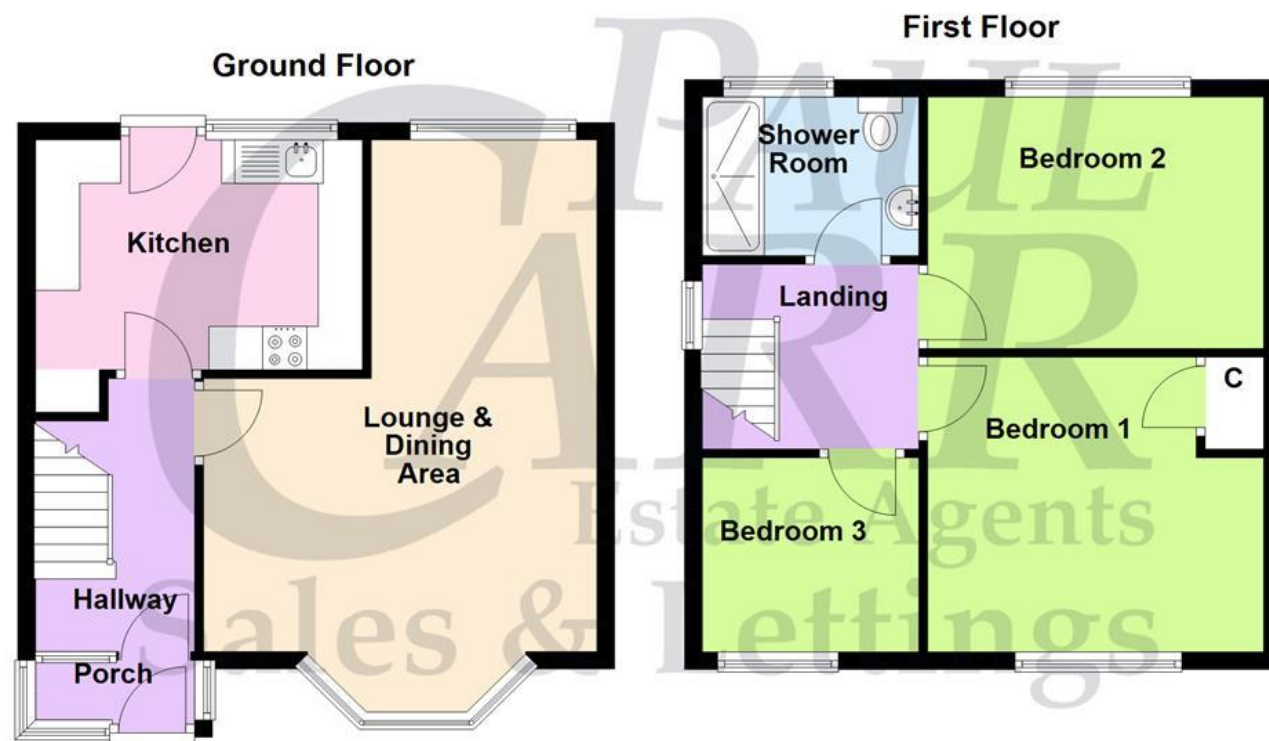
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### Viewer's Note:

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		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

