



Collingwood Drive, Great Barr
Birmingham, B43 7NF

Offers in Excess of £250,000

Great Barr

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Paul Carr is delighted to bring to market this extended three bedroom semi detached property located on the popular Pheasey estate. Located for schooling for children of all ages, transport links, local shops and amenities and offered for sale with no onward chain.

The property is approached from the front garden and shared driveway to the enclosed porch which gives access to the hallway which has the stairs off to the first floor, downstairs W.C and doors leading to the good sized front reception room with bay window to the front and door to the extended fitted kitchen having a good selection of wall and base units with working surfaces with double sink unit and drainer and a four burner gas hob with extractor hood above and separate double oven, there is also integrated fridge/freezer and space for further appliances a door leads out to the garden and a further door leads to the dining room with windows overlooking the rear garden.

On the first floor are two double bedrooms plus a good sized third bedroom along with an extended family bathroom comprising of a corner bath, separate enclosed shower, wash hand basin and W.C having a vanity area to finish the bathroom.

To the rear of the property is a rear garden having a patio area leading to a lawn with fencing to the perimeter and access to the wooden garage which is accessed through double gates from the shared driveway.

A viewing is highly recommended to appreciate the space and property on offer.





Property Specification

EXTENDED SEMI DETACHED
THREE BEDROOMS
EXTENDED FITTED KITCHEN
TWO RECEPTION ROOMS
EXTENDED BATHROOM

Hall 4.53m (14'10") max x 1.85m (6'1")

W. C 1.40m (4'7") x 0.74m (2'5")

Lounge 7.14m (23'5") x 3.52m (11'7")

Kitchen 6.50m (21'4") x 2.76m (9'1") max

Dining Room 3.89m (12'9") max x 2.61m (8'7")

Bedroom 1 4.06m (13'4") x 2.64m (8'8")

Bedroom 2 3.03m (9'11") x 2.98m (9'9")

Bedroom 3 2.53m (8'4") x 2.39m (7'10")

Bathroom 4.05m (13'3") x 2.39m (7'10")

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:

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		92
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		

Map Location

