



Clausen Close, Great Barr
Birmingham, B43 7UD

Offers Over £295,000

We are delighted to present this superbly extended three-bedroom family home, situated within a quiet cul-de-sac on Clausen Close, on the ever-popular Pheasey Estate.

The property is approached via a private driveway providing off-road parking for multiple vehicles, along with a shared driveway leading to a recessed garage. The front elevation offers excellent kerb appeal, featuring attractive double-fronted bay windows and an elegant arched canopy porch.

Accommodation A welcoming entrance hallway provides cloak storage and doors leading to all ground-floor rooms. The front lounge enjoys a pleasant outlook via the bay window and features attractive laminate flooring along with a tasteful two-tone colour scheme to the walls. The lounge flows seamlessly into the dining room, which also benefits from laminate flooring and double opening doors leading into the extended sunroom. This bright additional space provides excellent extra floor area and offers flexible living arrangements, with double doors opening out onto the rear garden. The kitchen is fitted with a generous range of modern wall and base units, incorporating a sink with side drainer positioned beneath a window overlooking the garden.

There is space for integrated appliances along with a very useful utility cupboard ideal for a washing machine and additional storage.

First Floor Accommodation A wide landing provides access to the loft space. There are three well-proportioned bedrooms, with the principal bedroom benefitting from sliding fitted wardrobes. Bedroom two enjoys pleasant views across the rear garden. The family bathroom is fitted with a stylish modern tiled suite comprising a P-shaped bath with shower over, wash hand basin, W.C and a contemporary vertical radiator.

Outside The rear garden is a particularly attractive feature of the home and is thoughtfully arranged into several sections.

The first area features a slabbed patio, ideal for seating, alongside a large flower bed with decorative wooden sleepers and bark chippings.

A gated second section provides a decking area suitable for outdoor dining, a small lawn, a pond and two useful storage sheds.

The third section is also enclosed and gated, offering an additional lawned area.

The garage, accessible from the garden, has been cleverly divided into three sections comprising a storage garage, hobby room and a very practical outdoor utility area with base cabinets and power supply.

Overall, this excellent family home offers generous and flexible accommodation both inside and out, and we anticipate strong interest from prospective buyers.

Early viewing is highly recommended

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C payable to Walsall Council.

Services Connected: mains electricity, gas, water and drainage

Viewings: Strictly via appointment through our Great Barr Residential Sales Department on 0121 325 1133
or via Greatbarr@paulcarrestateagents.co.uk



Entrance Porch
6' 3" x 5' 11" (1.9m x 1.8m)

Hallway
10' 6" x 6' 7" (3.2m x 2m)

Lounge
12' 10" x 11' 4" (3.92m x 3.45m)

Dining Room
11' 6" x 11' 10" (3.5m x 3.6m)

Kitchen
16' 5" x 8' 8" (5m x 2.65m)

Extended Sun Room
8' 1" x 9' 3" (2.47m x 2.81m)

Bedroom One
14' 1" x 10' 0" (4.30m x 3.06m)

Bedroom Two
10' 2" x 10' 0" (3.10m x 3.05m)

Bedroom Three
9' 4" x 7' 7" (2.85m x 2.30m)

Family Bathroom
7' 0" x 7' 5" (2.14m x 2.25m)





Floor Plan

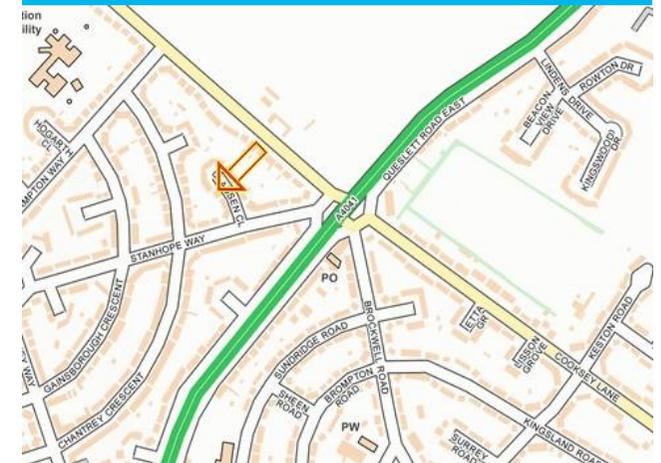
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







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.