



Romney Way, Great Barr  
Birmingham, B43 7UT

£250,000

# Great Barr

£250,000



**Paul Carr Estate Agents welcome you to this beautifully presented three-bedroom semi-detached home located on the popular Pheasey estate on Romney Way in Great Barr, B43.**

Ideal for first-time buyers or growing families, this property is ready to move into and offers excellent potential for further improvement... including space to create a driveway (subject to the necessary permissions).

Upon entering, you're welcomed through a secure sliding porch door into a bright and inviting hallway. The heart of the home is the spacious through lounge and dining area, tastefully decorated and featuring a charming fireplace, large bay window to the front, and patio doors opening directly onto the rear garden, filling the space with natural light. The kitchen is well-equipped with a good range of wall and base units, finished in a stylish navy blue with wood-effect worktops and subway tile splashbacks. There is ample space for freestanding appliances, with a door providing access to the garden.

Upstairs, the property boasts two generous double bedrooms, a comfortable third single room, and a family bathroom. The bathroom is finished with white tiling for a clean, modern feel and includes a bathtub with overhead shower, hand wash basin, and low-level W.C.

Outside, the rear garden is a real highlight – offering a well-maintained patio area, a lush lawn, and a variety of mature shrubs and planting. There is access to the detached garage via the garden and side passageway, offering excellent storage or workshop potential.

This is a fantastic opportunity to secure a well-maintained property in a sought-after area with excellent amenities, schools, and transport links nearby. Viewings highly recommended.





### 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:

### Property Specification

SEMI-DETACHED HOME  
POPULAR PHEASEY ESTATE  
THROUGH LOUNGE  
WELL PRESENTED KITCHEN  
RECESSED GARAGE

**Porch**  
3' 8" x 8' 11" (1.12m x 2.71m)

**Hall**  
8' 10" x 5' 11" (2.70m x 1.81m)

**Lounge**  
25' 2" x 11' 4" (7.66m x 3.46m)

**Kitchen**  
13' 6" x 6' 11" (4.11m x 2.11m)

**Bedroom 1**  
12' 6" x 10' 0" (3.82m x 3.05m)

**Bedroom 2**  
11' 10" x 10' 0" (3.61m x 3.05m)

**Bedroom 3**  
8' 10" x 7' 5" (2.68m x 2.27m)

**Bathroom**  
6' 9" x 8' 0" (2.06m x 2.45m)

### Viewer's Note:

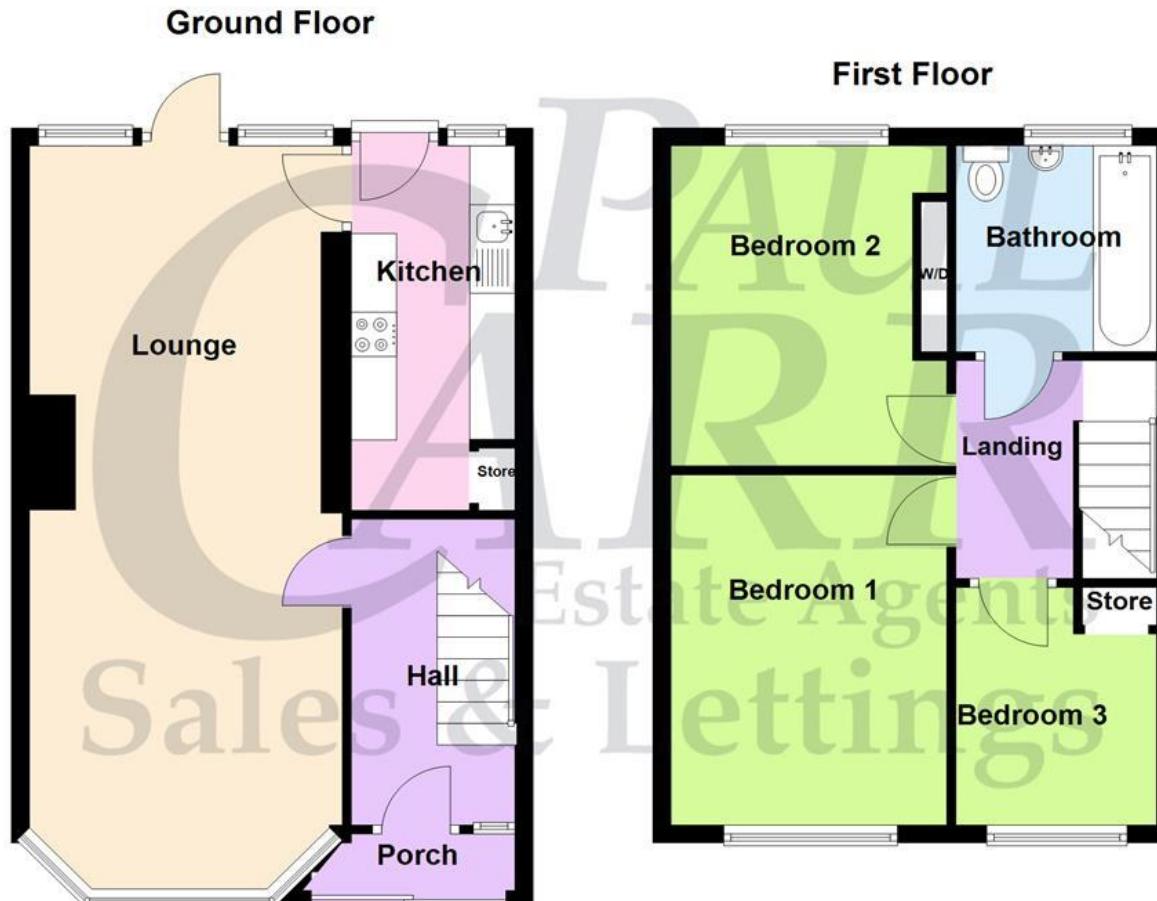
Services connected: mains electricity, gas, water and drainage

Council tax band: C

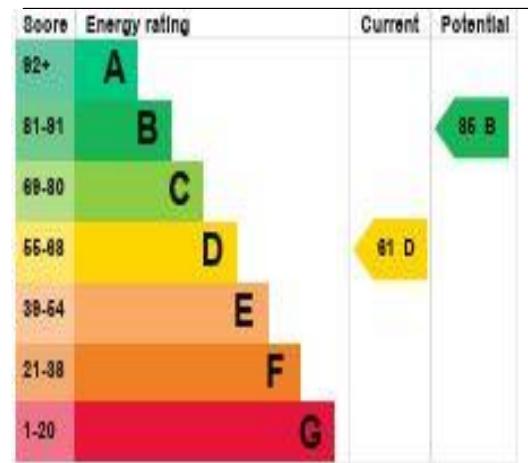
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating



## Map Location

