



Yeames Close, Great Barr  
Birmingham, B43 7DE

Offers in Excess of £270,000

# Great Barr

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Welcoming to the market this well presented three bedroom semi detached family home located on the quiet cul- de- sac Yeames Close.

Situated on the popular Pheasey Estate you are within close distance to good local schools, shops and amenities.

Approached via a large driveway alongside the front garden and entered through the front door.

Upon entry you are welcomed by an inviting hallway giving you access to the ground floor.

The dual aspect lounge is a large space offering a bay window and central heating. The kitchen offers an array of wall and base units, plenty of counter-top space, sink unit with side drainer and space for suitable fitted appliances.

Completing the ground floor is a useful side garage. Heading upstairs you are presented with three bedrooms, two of which are good-sized doubles and then a smaller but still generously sized third bedroom. The family bathroom is a good size consisting of a bathtub, separate shower cubicle, hand wash unit and W.C.

Externally, the home has a small low maintenance rear garden which is fully paved with fencing to the perimeter.

Viewing this excellent family home is 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: 28th January 2025

### Property Specification

BEAUTIFUL THREE BEDROOM SEMI DETACHED  
EXCELLENT FAMILY HOME  
LARGE DRIVEWAY  
LOW MAINTENANCE GARDEN  
SIDE GARAGE

Hallway 2.80m (9'2") x 1.90m (6'3")

Lounge 6.50m (21'4") x 3.60m (11'10")

Kitchen 4.86m (15'11") x 2.00m (6'7")

Garage 6.86m (22'6") max x 6.02m (19'9") max

Bedroom 2 3.10m (10'2") x 3.08m (10'1") plus  
0.24m (0'10") x 0.24m (0'10")

Bathroom 2.42m (7'11") max x 2.10m (6'11")

Bedroom 1 3.30m (10'10") max x 3.08m (10'1")

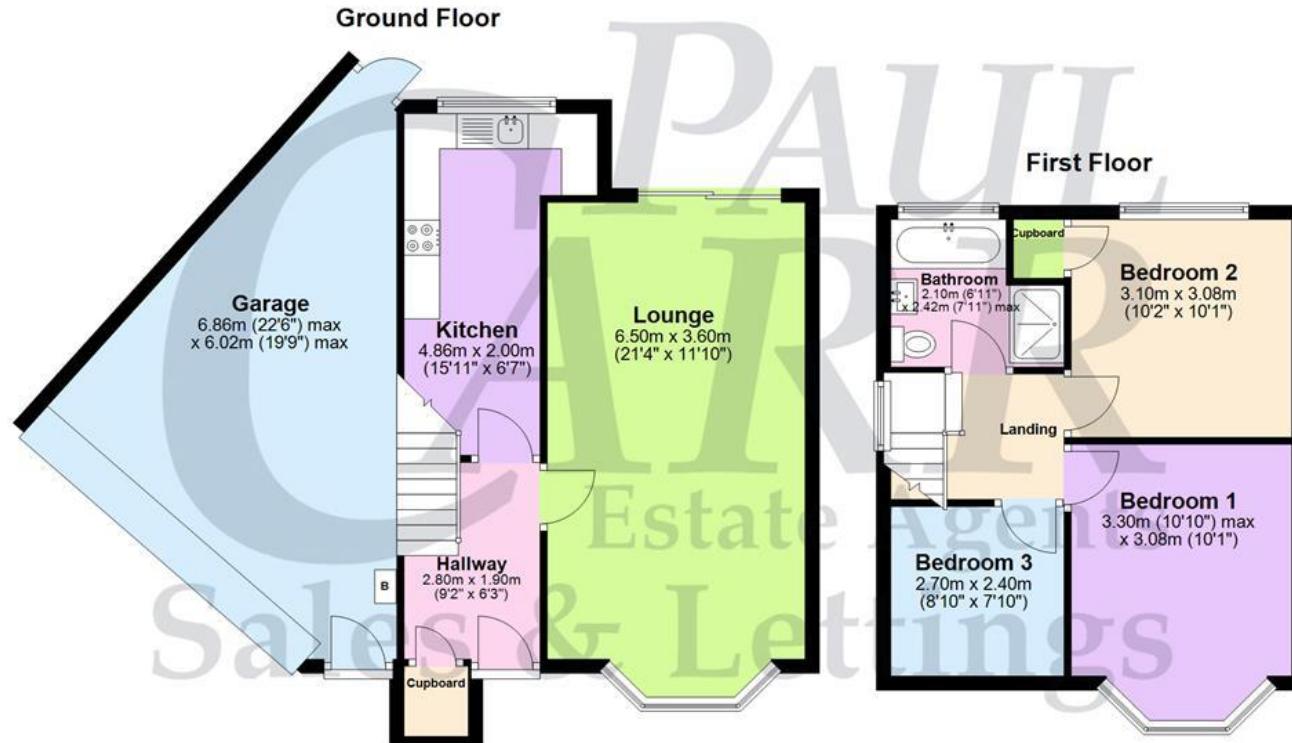
Bedroom 3 2.70m (8'10") x 2.40m (7'10")

### Viewer's Note:

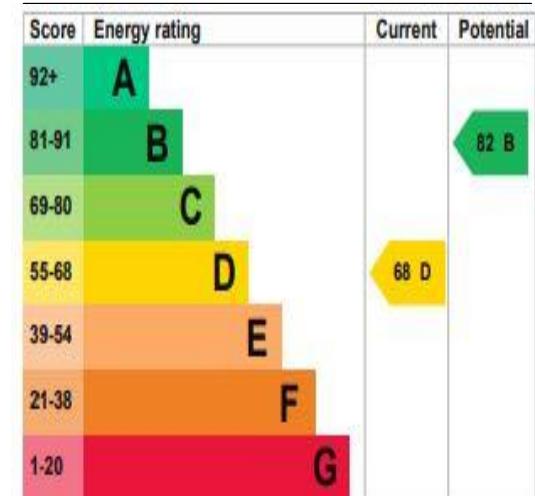
Services connected: water, gas, electric and drainage  
Council tax band: C  
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating



## Map Location

