



Cotman Close, Great Barr  
Birmingham, B43 7HR

Offers in Excess of £225,000

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Cotman Close is a traditional style end terrace that is situated on the much sought after Pheasey Estate and is approached via Hillingford Avenue tucked away in a quiet cul de sac.

This well-presented family accommodation is in an ideal position for all local amenities, schools for all ages and transport links.

The property is approached via a driveway giving the advantage of off-road parking for multiple vehicles to the occupier and leads to the welcoming porch entrance with sliding doors. Internally, the ground floor accommodation offers a reception hall with stairs to the first floor and doors off to all ground floor areas. To the front of the ground floor there is a well-presented lounge with bay window and feature fire surround. To the rear of the ground floor there is a fitted dining kitchen which benefits from a comprehensive range of wall and base units, roll edge work surfaces, range cooker and stainless-steel sink unit with white splash back tiles. The kitchen also gives access into the rear garden.

To the first floor there are three bedrooms and a family bathroom. The bathroom benefits from a panelled bath with shower over, wash hand basin and low level w.c.

The rear garden benefits from raised decking area looked over by a blossomed autumn tree with steps leading down to the lawned area.

In addition, the property further benefits from central heating and double glazing and a viewing is recommended at the earliest opportunity.





### 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

END TERRACE  
CHAIN FREE  
KITCHEN/DINER  
THREE GOOD SIZED BEDROOMS  
POPULAR PHEASEY ESTATE

Porch 3' 8" x 6' 2" (1.11m x 1.89m)

Hall 11' 8" x 5' 6" (3.55m x 1.67m)

Lounge 15' 3" x 10' 11" (4.65m x 3.33m)

Kitchen/Dining Room 5.35m (17'7") x 3.33m (10'11")

Landing 6' 4" x 2' 7" (1.93m x 0.8m)

Bathroom 7' 7" x 5' 8" (2.32m x 1.72m)

Bedroom 1 13' 1" x 10' 6" (4m x 3.2m)

Bedroom 2 10' 11" x 10' 8" (3.32m x 3.26m)

Bedroom 3 9' 10" x 8' 0" (3m x 2.45m)

### Viewer's Note:

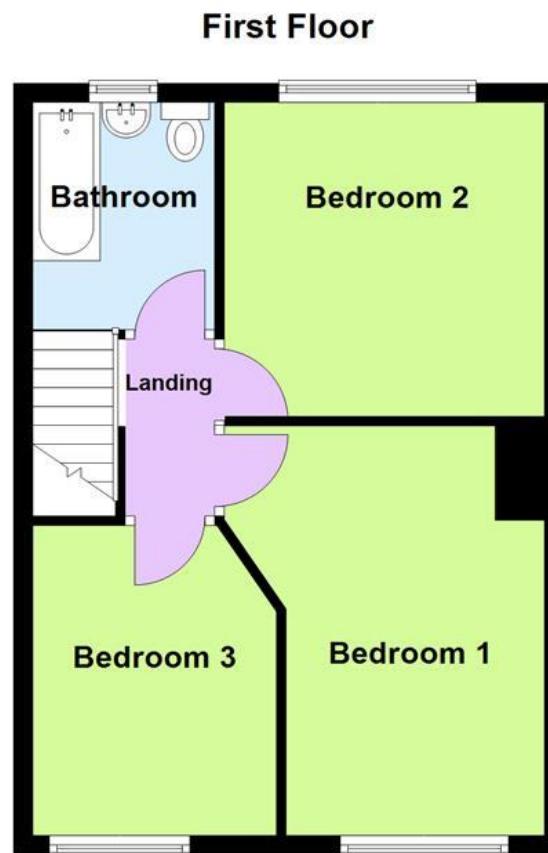
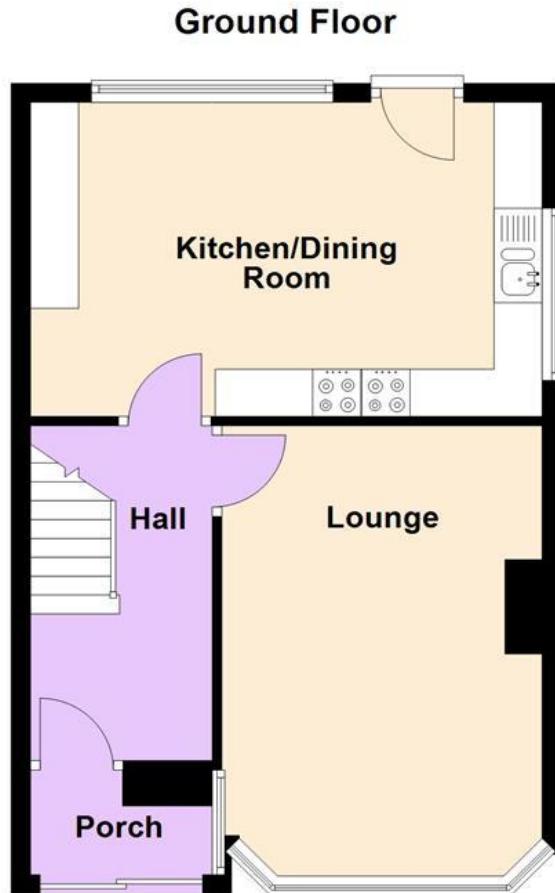
Services connected: mains electricity, gas ,water and drainage

Council tax band: B

Tenure: Freehold

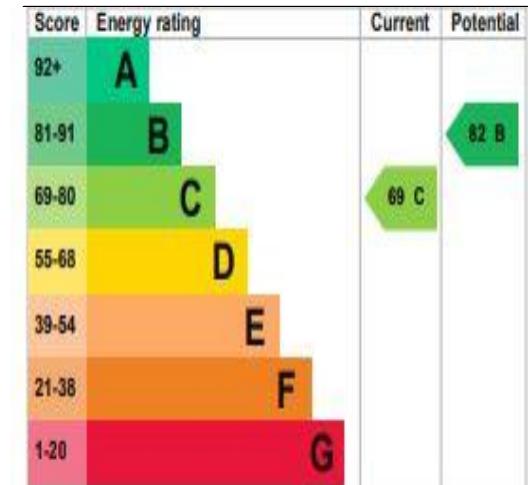
# Floor Plan

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



3 Cotman Close

## Energy Efficiency Rating



## Map Location



[www.paulcarrestateagents.co.uk](http://www.paulcarrestateagents.co.uk)

[OnTheMarket.com](http://OnTheMarket.com)

[rightmove.co.uk](http://rightmove.co.uk)  
The UK's number one property website

[The Property Ombudsman](http://ThePropertyOmbudsman.co.uk)

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