



Romney Way, Great Barr
Birmingham, B43 7UT

Offers in the Region Of £245,000

Great Barr

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Romney Way is offered to the market with no upward chain and heaps of potential!

Located within the Pheasey Estate of Great Barr, Romney Way offers excellent links to good primary and secondary schools, and is within good proximity of local amenities and shops.

The property is approached via its own off-road parking, but also benefits from shared side access to a recessed garage which is of generous proportion.

Internally, this good-sized property benefits from two downstairs reception rooms and separate kitchen. The kitchen, recently refurbished and re-plastered, allows for a blank canvas to personalize to taste.

The first floor offers three good sized bedrooms and a family bathroom, with separate W.C.

Externally, there is a fantastic size rear garden with plentiful patio space and lawned to the rear. There is also access to the garage.





Property Specification

NO UPWARD CHAIN
TWO RECEPTION ROOMS
NEW KITCHEN
OFF ROAD PARKING
RECESSED GARAGE

Living Room
13' 5" x 14' 9" (4.1m x 4.5m)

Reception Room
16' 9" x 9' 10" (5.1m x 3.0m)

Kitchen
11' 10" x 10' 6" (3.6m x 3.2m)

Bedroom One
13' 5" x 11' 10" (4.1m x 3.6m)

Bedroom Two
10' 10" x 11' 10" (3.3m x 3.6m)

Bedroom Three
7' 10" x 8' 10" (2.4m x 2.7m)

Bathroom
5' 11" x 7' 3" (1.8m x 2.2m)

Separate W.C.

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: 14th February 2023

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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

