



Chantrey Crescent, Great Barr  
Birmingham, B43 7PA

Offers in the Region Of £270,000



# Great Barr

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Paul Carr Estate Agents are delighted to bring to the market this lovely well presented semi detached family home which is offered for sale with No Upward Chain.

Ideally located on the popular Pheasey Estate which is in close proximity to schooling for children of all ages along with good road, public transport links and other amenities.

The property is approached via the front garden and driveway and is entered via the enclosed porch which then provides access to the entrance hall which has stairs rising to the first floor and doors radiate off to; the lounge having bay window to front, and an archway leads through to the dining room which has patio doors overlooking and leading out to the rear garden. The fitted kitchen provides a good range of base and wall units with work surfaces, fitted sink unit with drainer, fitted four burner gas hob with oven below and extractor hood over, a door provides access to the rear garden and a further door takes you through to the downstairs wet room which is fitted with walk-in shower, W.C and wall mounted wash hand basin, the wet room also provides a utility area with work surfaces and space for appliances and wall unit.

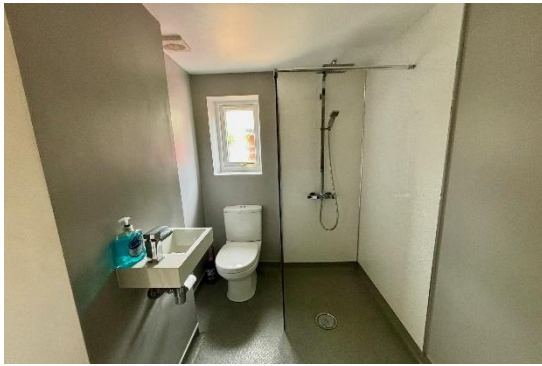
On the first floor are two good sized double bedrooms both having fitted wardrobes and a single third bedroom. The family bathroom consists of a bath, separate enclosed corner shower cubicle, W.C and wash hand basin being fully tiled.

To the rear of the property is a good-sized patio area with steps leading to the lawn area, having shrub borders and fence enclosed.

The property benefits from a garage area to provide storage and access to the rear garden.







## Property Specification

SEMI DETACHED FAMILY HOME  
TWO RECEPTION ROOMS  
FITTED KITCHEN  
DOWNSTAIRS WET ROOM WITH UTILITY AREA  
UPSTAIRS FAMILY BATHROOM  
THREE BEDROOMS

Porch

Hall

Lounge 4.48m (14'8") x 3.73m (12'3") max

Dining Area 2.75m (9') x 2.43m (8')

Kitchen 3.40m (11'2") x 2.60m (8'6") max

Wet Room

Bedroom 1 3.49m (11'5") max x 3.01m (9'10")

Bedroom 2 3.01m (9'10") x 2.67m (8'9")

Bedroom 3 2.63m (8'8") x 2.06m (6'9") max

Bathroom 0' 0" x 8' 3" (1.7m x 2.51m)

Garage

### 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:

### Viewer's Note:

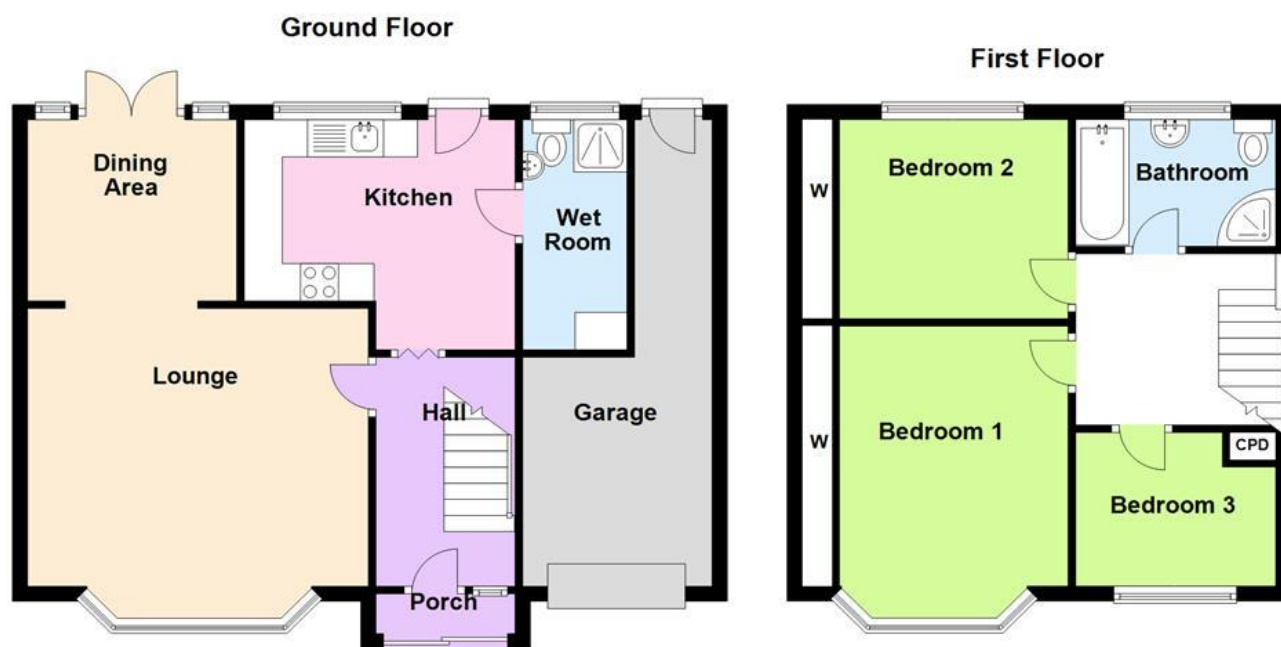
Services connected: mains electricity, gas, water and drainage

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

