



Bonnington Way , Great Barr  
Birmingham, B43 7UR

Offers in the Region Of £225,000



# Great Barr

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Paul Carr Estate Agents are delighted to bring to market this three bedroom semi-detached on Bonnington Way, which is located within the heart of Pheasey, Great Barr. The property offers excellent proximity to good schools and local amenities, along with walking distance to Doe Bank Park.

The property is approached via the front garden and shared driveway which gives access to recessed garage. Internally, the ground floor offers a good size through lounge dining room, with large bay to the front and sliding doors to the rear leading out onto patio area. The living area benefits from a traditional fireplace is beautifully tiled with traditional surround. The kitchen offers a range of wall and base units, with space for freestanding appliances/white goods.

The first floor offers three good sized bedrooms, two comfortable doubles and a larger than normal third bedroom. The shower room offers a large airing cupboard, shower cubicle, hand wash basin with the W.C. located separately.

Externally, there is a beautifully maintained rear garden which is mainly lawned with mature borders and provides access to a recessed garage.

Viewing is highly recommended on this property that is offered to market with no upward chain.







## Property Specification

NO UPWARD CHAIN  
PHEASEY ESTATE  
THROUGH LOUNGE/ DINING ROOM  
GOOD SIZE BEDROOMS  
BEAUTIFULLY MAINTAINED GARDENS

**Lounge/ Dining Room**  
25' 7" x 12' 2" (7.8m x 3.7m and 3.1m)

**Kitchen**  
8' 6" x 7' 10" (2.6m x 2.4m)

**Bedroom One**  
14' 1" x 10' 2" (4.3m x 3.1m)

**Bedroom Two**  
11' 6" x 10' 10" (3.5m x 3.3m)

**Bedroom Three**  
8' 10" x 8' 2" (2.7m x 2.5m)

**Shower Room**  
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:

### Viewer's Note:

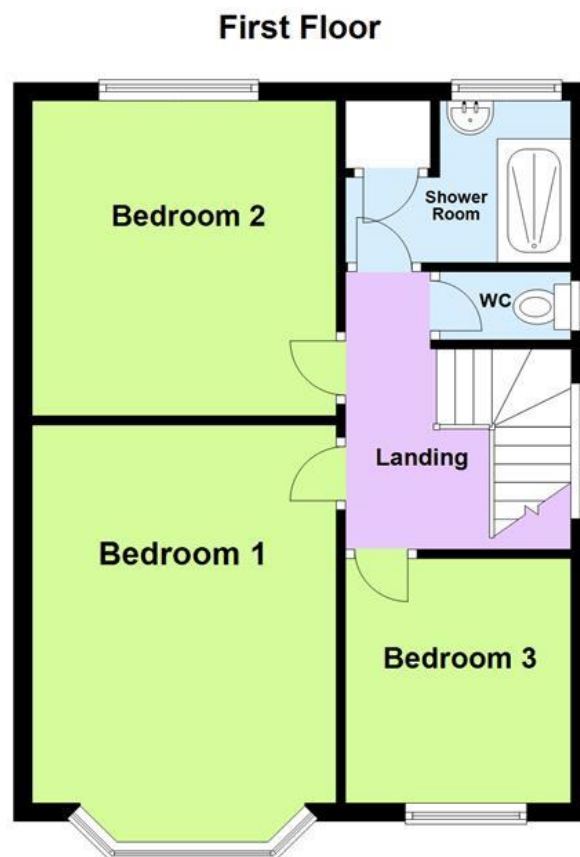
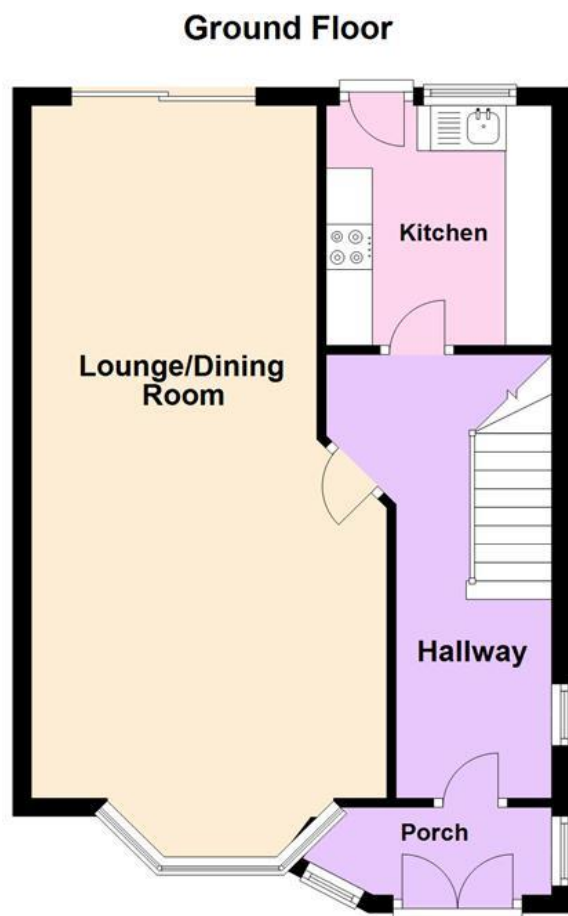
Services connected: mains electricity, gas, water and drainage

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) <b>A</b>                           |   |           |
| (81-91) <b>B</b>                            |   | 92        |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            | 81  |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC  |           |

## Map Location

