



Collingwood Drive, Great Barr  
Birmingham, B43 7JW

**Offers Over £235,000**



# Great Barr

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**Paul Carr Estate Agents are pleased to present a Well-Maintained Mid-Terrace Home in the Heart of the Pheasey Estate, Great Barr**

**Located on the ever-popular Pheasey Estate, this well-presented mid-terrace property offers an ideal setting for families and commuters alike. With excellent access to public transport links, a range of local amenities, and highly regarded schools nearby, this location continues to be a favourite within Great Barr.**

To the front, the property benefits from a neat block paved driveway and a useful porch, leading into a bright and inviting lounge. The lounge features grey-toned carpets, a central fireplace, and a clean, well-kept finish—perfect for relaxing or entertaining.

At the rear, you'll find a spacious kitchen diner, complete with black worktops, freestanding oven/cooker, dishwasher, and space for additional appliances. A generous selection of light wood wall and base units provides ample storage, while the open layout makes this an ideal space for family mealtimes or hosting guests.

Upstairs, the property offers two well-sized double bedrooms and a third single bedroom, making it suitable for a growing family or those in need of a home office. The family bathroom features a bath with overhead shower, hand wash basin, low-level W.C, white tiling for a crisp, clean look, and a heated towel rail accented by distinctive purple chequered tiles.

Externally, double French patio doors lead out from the kitchen diner into a beautifully arranged rear garden. The garden includes a patio area—ideal for outdoor furniture and entertaining beneath the wooden pergola—with a lawned section to the rear and fencing to the perimeter, offering both privacy and versatility.

This property presents a fantastic opportunity for buyers seeking a well-cared-for home in a sought-after part of Great Barr.

Early viewing is highly recommended.







## Property Specification

NEAT BLOCK PAVED DRIVE  
CHAIN FREE PROPERTY  
KITCHEN/DINER  
GOOD SIZED BEDROOMS  
POPULAR LOCATION

**Porch**  
2' 5" x 6' 9" (0.73m x 2.06m)

**Lounge**  
4.78m (15'8") x 4.32m (14'2")

**Kitchen/Dining Room**  
4.62m (15'2") x 3.35m (11')

**Bathroom**  
2.31m (7'7") x 1.72m (5'8")

**Bedroom 1**  
4.06m (13'4") x 3.58m (11'9")

**Bedroom 2**  
3.58m (11'9") x 3.33m (10'11")

**Bedroom 3**  
3.14m (10'4") x 2.41m (7'11")

### 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:

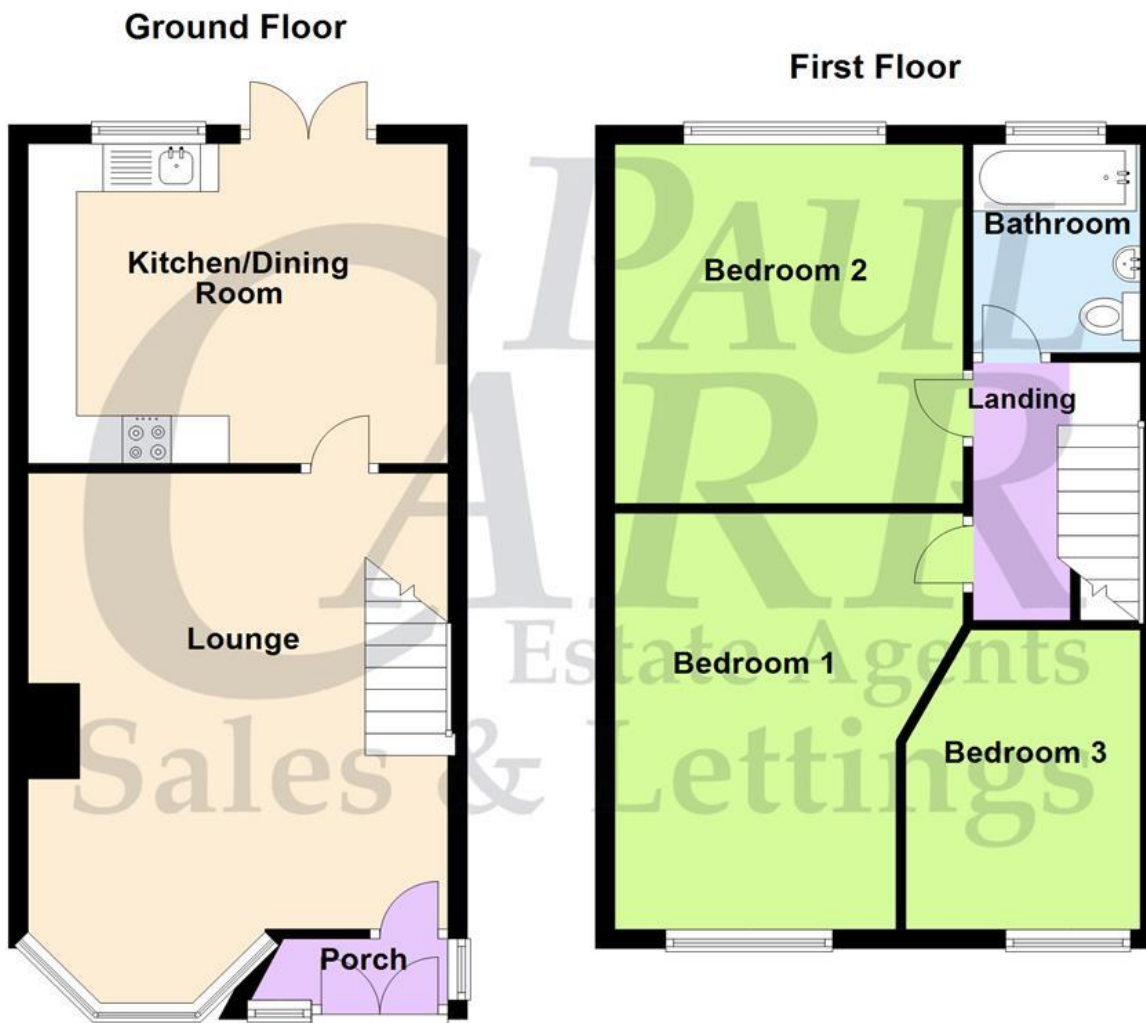
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### Viewer's Note:

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



## Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Map Location

