



Pomeroy Road, Great Barr
Birmingham, B43 7LJ

£295,000

Welcome to Your Ideal Family Home in the Heart of Pheasey!
Nestled on the ever-popular Pheasey Estate, this superbly extended family residence blends comfort, style, and practicality—perfectly positioned just moments from well regarded local schools and a variety of handy amenities.

From the moment you arrive, this home makes a statement with its private block-paved driveway, offering off-road parking and a welcoming first impression. Step inside through the secure front porch into a bright and inviting entrance hallway, complete with a handy cloak cupboard and access to all principal rooms.

To the front, a cosy yet elegant lounge awaits, showcasing tasteful modern décor, a charming bay window, and a relaxing atmosphere ideal for unwinding after a long day. The heart of the home is the stylish kitchen, thoughtfully designed with a striking breakfast bar peninsula, plentiful wall and base cabinetry, and space for integrated appliances—perfect for everyday family life and entertaining guests alike. Flowing seamlessly from the kitchen is the extended conservatory, an expansive and light-filled space offering the ideal setting for dining and relaxation, with doors that open out onto the delightful garden.

One of this home's standout features is the versatile side passage, boasting front-to-rear access, a skylight for natural brightness, attractive internal cladding, a guest W.C, and a wide wash basin—ideal for keeping muddy paws clean or tackling outdoor mess with ease!

Upstairs, the generous landing leads to three well proportioned double bedrooms, each with built-in wardrobes for ample storage. The family bathroom is full of personality, with quirky design touches and a high quality suite including a stylish P-shaped bath with overhead shower, contemporary W.C, and a sleek vanity unit with integrated storage.

A pull-down ladder provides access to the fully boarded loft, complete with a charming Celtic window—offering brilliant potential as a hobby room or additional storage.

Outside, the low-maintenance garden is a true gem, featuring neat patio areas, mature shrubs and hedges for privacy, a handy storage shed, and a large outbuilding with full power and electrics—ideal for a home office, workshop, or gym.

This delightful, move-in ready property is a fantastic opportunity for growing families or anyone looking for flexible, extended living space in a prime location. Don't miss your chance to make it yours—early viewing is highly recommended

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is B payable to Walsall Council.

Services Connected: mains electricity, gas, water and drainage.

Viewings: Strictly via appointment through our Great Barr Residential Sales Department on 0121 325 1133
or via Greatbarr@paulcarrestateagents.co.uk



Porch
4' 7" x 5' 3" (1.4m x 1.6m)

Hallway
11' 10" x 5' 7" (3.6m x 1.7m)

Lounge
15' 5" x 10' 10" (4.7m x 3.3m)

Kitchen
17' 5" x 10' 6" (5.3m x 3.2m)

Conservatory
13' 5" x 13' 5" (4.1m x 4.1m)

Side Passage

Guest W.C
4' 11" x 3' 3" (1.5m x 1m)

Bedroom Two
13' 1" x 8' 6" (4m x 2.6m)

Bedroom One
11' 2" x 9' 10" (3.4m x 3m)

Bedroom Three
10' 2" x 7' 3" (3.1m x 2.2m)

Family Bathroom
7' 7" x 5' 7" (2.3m x 1.7m)

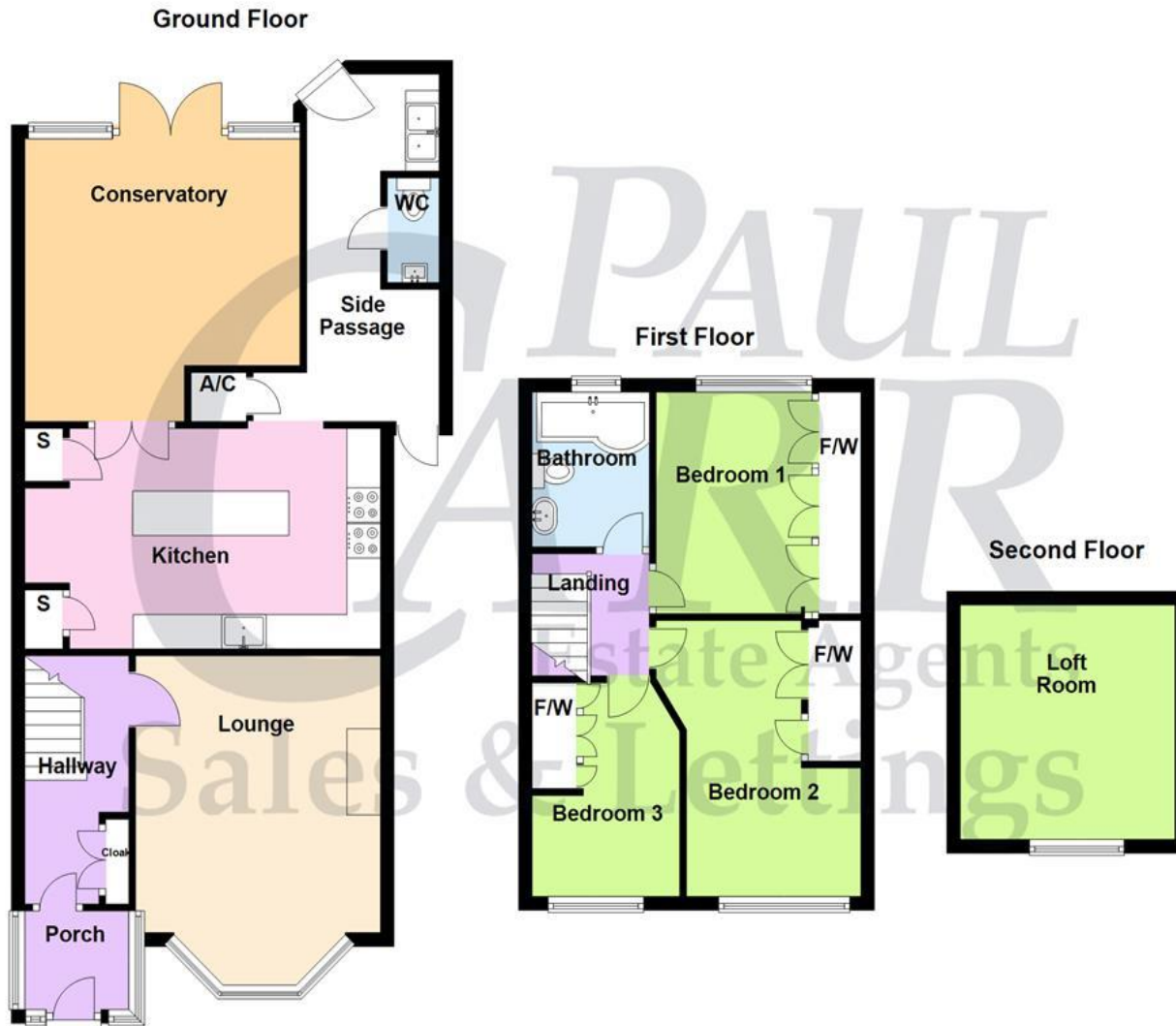
Loft Room
11' 2" x 10' 6" (3.4m x 3.2m)





Floor Plan

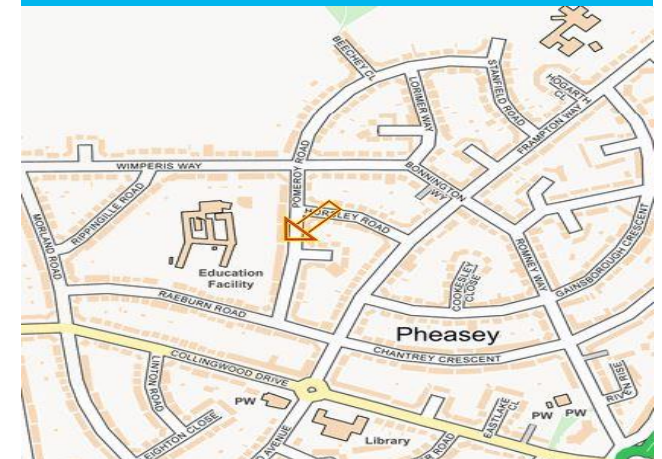
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

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

Map Location







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: 25th April 2025