



Pomeroy Road, Great Barr
Birmingham, B43 7LL

Offers in Excess of £285,000

Great Barr

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Paul Carr Estate Agents are delighted to bring to market this superb family home located perfectly on the popular Pheasey Estate, featuring lovely open views over Doe Bank Farm.

The property is approached via a paved pathway alongside a well-maintained front garden and shared driveway with access to the recessed garage. Internally the home offers a spacious front living room with large bay window with a central gas heater and surround. Another good-sized reception room at the rear currently being used as a dining room. The kitchen offers a good amount of high and low cupboards, a rolled edge counter surface, tiled flooring and splash back, an integrated oven and electric hob with overhead extractor, sink and side drainer and pantry cupboard under the stairs along with a door leading out onto the patio.

The first floor offers three bedrooms, two comfortable doubles and a smaller third. The generous sized family bathroom offers a bath with over head shower, hand wash basin and a useful airing cupboard with storage and the W.C located separately.

Externally, the property benefits from a fabulous rear garden with a patio area, good size lawn with mature shrubs and hedges to the perimeters along with a useful shed and pear tree to the rear.

Internal viewing is highly recommended for this sought after home.





Property Specification

THREE BEDROOM SEMI DETACHED
POPULAR PHEASEY ESTATE
DETACHED GARAGE
TWO RECEPTION ROOMS
SUPERB FIELD VIEWS

Hallway 9' 9" x 6' 0" (2.97m x 1.82m)

Lounge 12' 6" x 14' 11" (3.8m x 4.55m)

Dining Room 12' 4" x 9' 11" (3.75m x 3.02m)

Kitchen 12' 3" x 9' 4" (3.73m x 2.84m)

Bedroom One 14' 4" x 11' 10" (4.37m x 3.61m)

Bedroom Two 9' 11" x 9' 10" (3.02m x 3.0m)

Bedroom Three 9' 1" x 8' 1" (2.77m x 2.47m)

W.C 5' 1" x 2' 8" (1.56m x 0.81m)

Bathroom 5' 1" x 5' 10" (1.56m x 1.79m)

Garage 16' 1" x 8' 6" (4.9m x 2.6m)

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: 3rd August 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			94
(69-80) C			
(55-68) D		66	
(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

