



Romney Way, Great Barr
Birmingham, B43 7UT

Offers in the Region Of £260,000

Great Barr

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Romney Way is a well presented extended three bedroom semi-detached situated on the much sought after Pheasey Estate in close proximity to popular schools and local amenities and offered for sale with NO UPWARD CHAIN.

Approached via shared driveway giving the owner the advantage of off road parking for multiple vehicles leading up to a side garage, porch and front entry. The hallway leads to all downstairs rooms and has stairs off to the first floor. The through lounge and dining room has been extended and offers impressive proportions with an attractive bay window to the fore and double doors at the rear into the extended dining area which offers excellent additional floorspace with patio doors out into the garden, door to the side elevation and wrapping out into the fitted kitchen. The kitchen offers a range off wall and base cabinets, sink and drainer, hob, oven and space for integrated white goods.

Travelling onto the first floor the landing leads to three bedrooms, two being doubles with fitted wardrobes and a good size third bedroom with fitted wardrobe and laminate flooring. The family bathroom completes the internal accommodation and offers a three piece suite with bath and shower over, wash hand basin and low level W.C.

Externally the rear garden is mainly laid to lawn with paved patio, mature shrubs, flower borders and fencing to the perimeters.

This extended property benefits from double glazing, central heating and has superb potential for anyone looking to upsize and live in this popular residential location.

PLEASE NOTE: Bathroom requires some repairs, sold as seen.





Property Specification

THREE BEDROOM SEMI DETACHED
NO UPWARD CHAIN
PRIME LOCATION
EXTENDED
RECESSED GARAGE

Entrance Hall

Through Lounge/ Diner
31' 10" x 11' 6" (9.7m x 3.5m)

Kitchen
19' 4" x 6' 11" (5.9m x 2.1m)

Bedroom One
11' 6" x 9' 10" (3.5m x 3.0m)

Bedroom Two
11' 6" x 9' 10" (3.5m x 3.0m)

Bedroom Three
8' 6" x 7' 7" (2.6m x 2.3m)

Bathroom

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

Map Location

