



Morland Road, Great Barr  
Birmingham, B43 7JG

£240,000

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**We are delighted to bring to market this attractive three-bedroom mid-terrace home, ideally located on the ever-popular Pheasey Estate in Great Barr.**

**Situated on Morland Road, the property enjoys convenient access to a range of local amenities including Asda supermarket, well-regarded local schooling such as Barr Beacon Secondary School, and excellent transport links via the M6 motorway network.**

## Property Highlights

Approached via an attractive patterned concrete frontage (no dropped kerb), the property opens internally into a welcoming entrance hallway. To the front is a well-presented living room featuring a bay window, chimney breast with fireplace surround, and stylish laminate flooring, creating a warm and inviting space. To the rear is a full-width kitchen diner fitted with a range of wall and base units, gas hob with overhead extractor, integrated microwave oven, sink with side drainer, and space for additional appliances. There is ample room for a dining table and chairs, complemented by a pleasant picture window overlooking the garden and patio doors providing direct rear access.

To the first floor, the landing leads to all rooms, including three generously sized bedrooms with front and rear aspects. A notable feature is the double loft hatch with pull-down ladders leading to a full-height, fully boarded loft with Velux window, offering excellent additional storage or potential hobby space. The family bathroom is fitted with a tiled suite comprising a bath with shower over, W.C, circular wash hand basin with storage beneath, and a heated towel rail.

Externally, the rear garden is superbly maintained and designed for low maintenance, featuring a flat lawn, neat shrub borders, slabbed patio areas to both the front and rear of the garden, gated side access, and a large storage shed.

A high-quality summerhouse with electricity provides versatile use as a workshop, home office, or hobby room. This tremendous home is expected to attract strong early interest – early viewing is highly recommended.





## Property Specification

SUPERB THREE BEDROOM TERRACE

POPULAR PHEASEY ESTATE

FRONT LOUNGE

KITCHEN DINER WITH INTEGRATED APPLIANCES INCLUDED  
GOOD SIZE BEDROOMS

### Hallway

12' 6" x 5' 7" (3.8m x 1.7m)

### Lounge

15' 5" x 9' 10" (4.7m x 3m)

### Kitchen Dner

10' 10" x 15' 9" (3.3m x 4.8m)

### Bedroom One

11' 2" x 11' 10" (3.4m x 3.6m)

### Bedroom Two

13' 1" x 9' 6" (4m x 2.9m)

### Bedroom Three

10' 6" x 7' 10" (3.2m x 2.4m)

### Family Bathroom

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

## 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:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

## Viewer's Note:

Services connected: mains electricity, gas, water and drainage

Council tax band: B

Tenure: Freehold

# Floor Plan

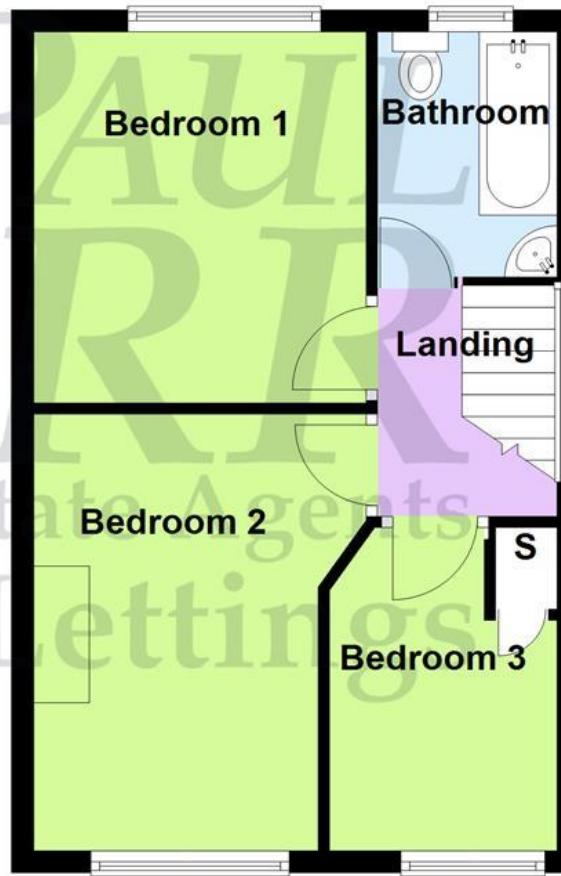
This floor plan is not drawn to scale and is for illustration purposes only

## Energy Efficiency Rating

### Ground Floor



### First Floor



## Map Location

