



Chantrey Crescent, Great Barr
Birmingham, B43 7PB

Offers in Excess of £250,000

Great Barr

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We are pleased to present this eye-catching corner semi detached family home on Chantrey Crescent, located within the highly sought after Pheasey Estate. Positioned conveniently for access to all local amenities and respected schools, such as Barr Beacon, this home is ideal for families seeking comfort and convenience.

A wide frontage greets you, with a private driveway, garage, and a front lawn leading to the main entrance.

Inside, an inviting hallway provides access to all ground floor areas, featuring a stunning modern kitchen, stylish herringbone flooring, and a spacious dual aspect lounge and dining area. This area is beautifully enhanced by an attractive bay window with fitted blinds, a contemporary vertical radiator, and modern light fittings. From the kitchen, patio doors open to a side access area, offering excellent additional storage behind the garage. Completing the downstairs accommodation, an extended utility area provides versatile usage.

The rear garden, though compact, is easy to maintain and features a pleasant patio seating area, ideal for warm summer evenings.

Upstairs, you'll find two excellent double bedrooms and a smaller yet well-proportioned third bedroom. The family shower room includes a walk-in shower, W.C., wash hand basin, and a useful airing cupboard for extra storage.

With the added advantage of no upward chain, this property is suited to buyers looking for a quick purchase.

We encourage viewings at your earliest opportunity to appreciate all this home has to offer.





Property Specification

THREE BEDROOM
SEMI DETACHED
WIDE FRONTAGE
REFURBISHED & MODERN
EXTENDED UTILITY

Hallway
12' 10" x 6' 3" (3.9m x 1.9m)

Kitchen
9' 2" x 6' 11" (2.8m x 2.1m)

Lounge
26' 3" x 11' 6" (8m x 3.5m)

Utility
6' 7" x 9' 10" (2m x 3m)

Bedroom One
13' 9" x 11' 2" (4.2m x 3.4m)

Bedroom Two
10' 8" x 11' 2" (3.25m x 3.4m)

Bedroom Three
9' 10" x 6' 7" (3m x 2m)

Family Shower Room
7' 7" x 6' 7" (2.3m x 2m)

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:

Viewer's Note:

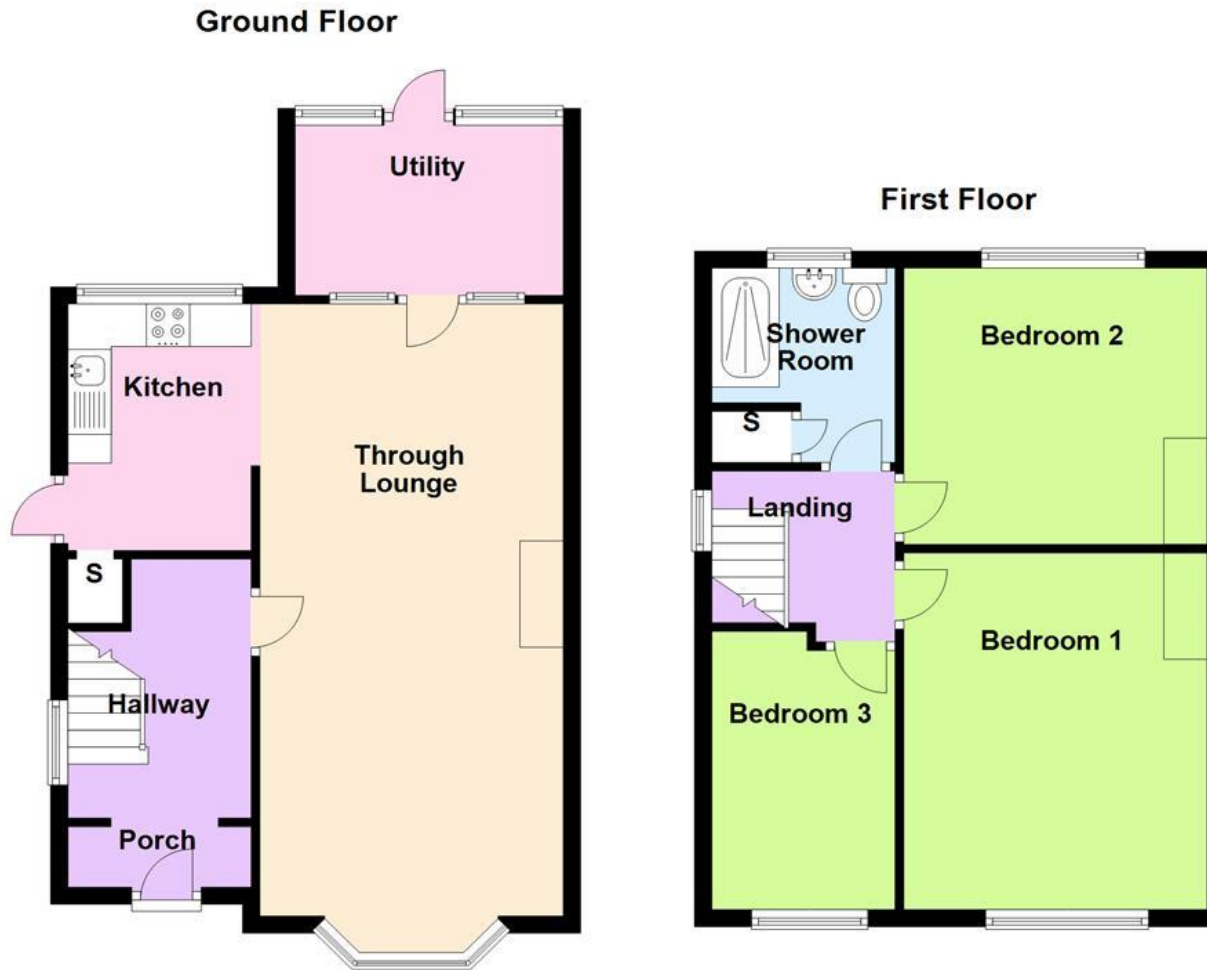
Services connected: mains electricity, gas, water and drainage

Council tax band: C

Tenure: Freehold

Floor Plan

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



80 Chantrey Crescent

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

