



Beacon Road, Great Barr  
Birmingham, B43 7DA

**£285,000**

# Great Barr

£285,000



Chain-Free Family Home on the Edge of Pheasey - Prime Location for Schools & Potential. Proudly welcoming to the market this chain-free family home, ideally situated on the fringe of the highly sought-after Pheasey Estate, within close proximity to both Barr Beacon Secondary School and Pheasey/Park Farm Primary School—making it a perfect choice for growing families.

Set back from the road via a quiet service road, the home enjoys a generous frontage with a part block-paved driveway, a neat front lawn, and mature hedging offering excellent privacy from the roadside. Step inside through the enclosed front porch into the entrance hall, where stairs lead to the first floor and doors open to all ground floor accommodation. The dual-aspect lounge is a standout feature, offering bright and spacious living with a bay window to the front and direct access at the rear into the conservatory—a brilliant bonus space ideal for relaxing, dining, or entertaining, with views and access to the garden. The galley-style kitchen provides a practical layout with a range of wall and base units, worktops, space for appliances, and a useful pantry cupboard for extra storage.

Upstairs, the home offers three bedrooms—two comfortable doubles and a well-proportioned single. The family shower room is stylishly appointed, featuring a modern, mostly tiled suite with a walk-in shower enclosure, W.C, and wash hand basin. The fully boarded loft, accessed from the landing, provides superb additional storage or even hobby space potential. Outside, the rear garden enjoys a mix of lawn and patio areas with a pathway running through, mature hedging to the boundaries, and direct access into the garage, ideal for storage or workshop use. This well-located home presents a fantastic opportunity with great scope for further improvement—offering a blank canvas to update and personalise to your taste. An ideal family home in a prime school catchment—early viewing is highly recommended!





## Property Specification

THREE BEDROOM FAMILY HOME  
SEMI DETACHED  
SPACIOUS FRONTAGE  
PRIVATE DRIVEWAY  
GARAGE

**Hallway 10' 6" x 5' 11" (3.2m x 1.8m)**

**Through Lounge & Dining Room 26' 3" x 12' 2" (8m x 3.7m)**

**Kitchen 12' 6" x 7' 10" (3.8m x 2.4m)**

**Conservatory 9' 6" x 10' 10" (2.9m x 3.3m)**

**Bedroom One 12' 2" x 11' 6" (3.7m x 3.5m)**

**Bedroom Two 11' 6" x 11' 6" (3.5m x 3.5m)**

**Bedroom Three 9' 6" x 8' 2" (2.9m x 2.5m)**

**Family Shower Room 6' 7" x 8' 6" (2m x 2.6m)**

**Garage 15' 9" x 10' 2" (4.8m x 3.1m)**

## Agent's Note:

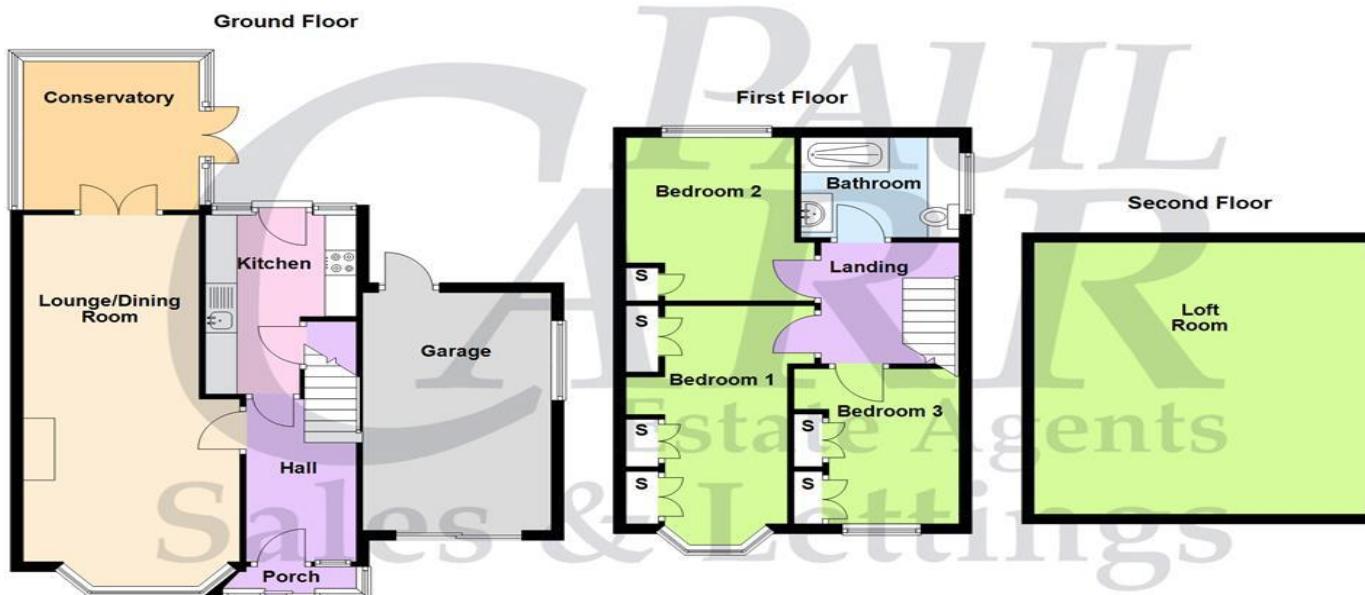
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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:

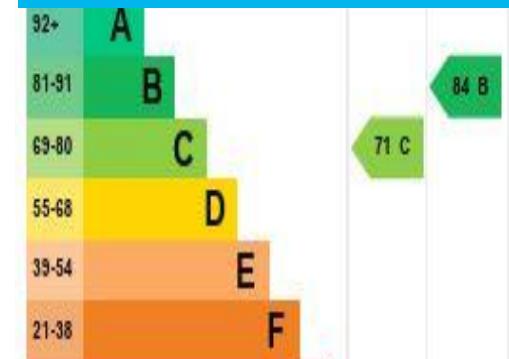
Services connected: mains electricity, gas, water and drainage  
Council tax band: C  
Tenure: FREEHOLD  
Other Charges: N/A  
Your solicitor should verify this information.

## Floor Plan

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



## Energy Efficiency Rating



## Map Location

