



Princep Close, Great Barr
Birmingham, B43 7LZ

Offers in Excess of £310,000

Great Barr

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Paul Carr Estate Agents are bringing to the market this extended three bedroom semi-detached home located on the quiet cul-de-sac Princep Close. Situated on the popular Pheasey Estate, you are within close distance to Meadow View and Park Farm primary Schools and the outstanding Barr Beacon Secondary School, local shops, amenities, and links to the Motorway.

The home is approached via a large block paved driveway suitable for multiple vehicles and entered through a secure porch. The ground floor accommodation consists of a large lounge/diner with a bay window, log burner and wooden flooring. The modern kitchen offers a large range of wall and base units, a rolled countertop, brick styled splash back, sunken butlers sink, and a five ring gas hob and oven, finished with under glow lighting.

The home also benefits from a useful conservatory and garage.

Heading upstairs to the first floor you are presented with three bedrooms, two of which are comfortable doubles and have built-in wardrobes, and a smaller but still generously sized third bedroom.

The family bathroom is a modern suite which consists of a bathtub with shower over, hand wash unit with storage under and a W.C. The converted loft is a useful storage space/Office/Bedroom Four.

Externally, there is a beautifully presented small low maintenance artificial lawned rear garden.

An internal viewing is recommended on this high quality home.





Property Specification

THREE BEDROOM
SEMI DETACHED
CORNER PLOT
LARGE DRIVEWAY
SIDE GARAGE

Porch 3' 3" x 6' 11" (1m x 2.1m)

Hallway 18' 4" x 5' 11" (5.6m x 1.8m)

Lounge 23' 8" x 11' 10" (7.21m x 3.6m)

Kitchen 10' 10" x 16' 5" (3.3m x 5m)

Conservatory 12' 6" x 9' 10" (3.8m x 3m)

Outbuilding 8' 10" x 7' 3" (2.7m x 2.2m)

Bedroom One 11' 6" x 10' 1" (3.5m x 3.07m)

Bedroom Two 9' 6" x 10' 1" (2.9m x 3.07m)

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

Bathroom 6' 11" x 7' 7" (2.1m x 2.3m)

Loft Room 10' 2" x 14' 5" (3.1m x 4.4m)

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: 23rd November 2023

Viewer's Note:

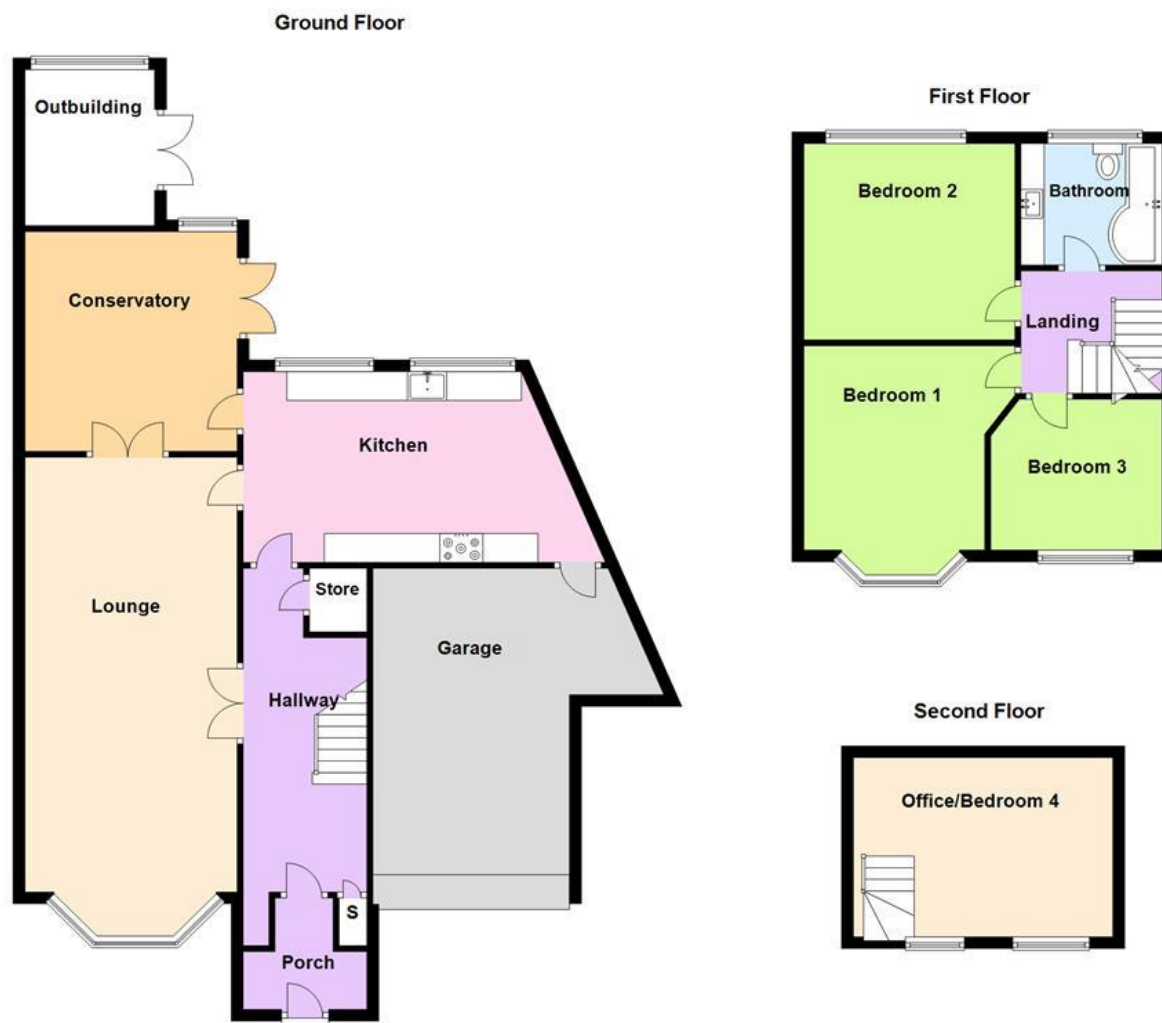
Services connected: mains electricity, gas, water and drainage

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

