



Stanhope Way, Great Barr  
Birmingham, B43 7UA

Offers Over £390,000

Occupying a commanding position on Stanhope Way this fabulous plot oozes curb appeal with its striking white frontage. Having been vastly improved and extended the residence is situated on the popular Pheasey Estate being approached via Doe Bank Lane and is an ideal position for all local amenities and schools.

Modernised to a contemporary design throughout, this spacious property offers ideal family accommodation.

The property benefits from a gated approach with a welcoming porch and inviting hallway.

An impressive lounge is on the immediate left benefitting from brand new flooring, freshly decorated, a new 'Skope' creative control electric fireplace and double doors at the rear onto a private courtyard area.

The front dining room is on the right hand side of the hallway giving a lovely reception space also benefitting from recent decoration and new flooring and flowing nicely into the breakfast kitchen.

This impressive open plan space offers a modern fitted kitchen with central cooking island, comprehensive range of base and wall units with stainless steel sink unit with space for all integrated appliances.

To the side of the kitchen is a good size under stairs store cupboard and further worktop / breakfast bar space.

To the rear of the kitchen is a useful utility room and guest cloakroom / W.C.

The first floor accommodation benefits from impressive principle bedroom which is accessed via a versatile dressing room / child or guest bedroom which also leads onto the bathroom.

There are a further two doubles and one single bedroom which has a small stair box with custom single/child bed. The family shower room. is accessed via the landing and offers a corner shower enclosure, wash hand basin and W.C.

Externally is a low maintenance block paved courtyard, benefitting from a large detached garage and walled/block paved parking for multiple vehicles.

#### **Further key points & things to know**

New integrated appliances in kitchen included in the sale, full double glazing and central heating, Spacious bathroom with Quadrant shower and Jacuzzi bath new flooring and fresh decoration in lounge and dining room, new 'Skope' creative control fireplace, Bedrooms with built in wardrobes.

**Tenure:** We can confirm the property is Freehold.

**Council Tax Band:** We can confirm the Council Tax is Band D payable to Walsall Council

**Services Connected:** Gas/electric/water/drainage

**Viewings:** Strictly via appointment through our **Great Barr** Residential Sales Department on 0121 325 1133



### **Ground Floor Accommodation**

Porch 4' 3" x 9' 6" (1.3m x 2.9m)

Hallway 14' 1" x 6' 3" (4.3m x 1.9m)

Through Lounge 22' 11" x 13' 1" (6.98m x 4m)

Dining Room 11' 10" x 10' 5" (3.60m x 3.17m)

Breakfast Kitchen 18' 8" x 19' 7" (5.7m x 5.97m)

Utility Room 6' 1" x 7' 7" (1.86m x 2.3m)

Ground Floor W.C 6' 1" x 3' 11" (1.86m x 1.2m)

### **First Floor Accommodation**

Bedroom One 12' 6" x 11' 10" (3.82m x 3.6m)

Bedroom / Dressing room 11' 2" x 12' 2" (3.4m x 3.7m)

Bathroom 8' 9" x 12' 0" (2.66m x 3.65m)

Bedroom Three 12' 10" x 10' 11" (3.9m x 3.33m)

Bedroom Four 10' 8" x 11' 0" (3.26m x 3.36m)

Bedroom Five 9' 2" x 8' 0" (2.79m x 2.44m)

Shower Room 6' 7" x 7' 9" (2m x 2.37m)

### **Detached Garage**

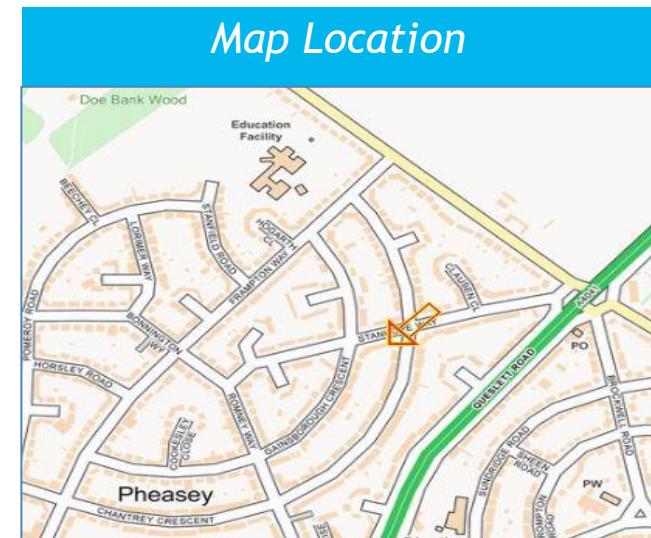
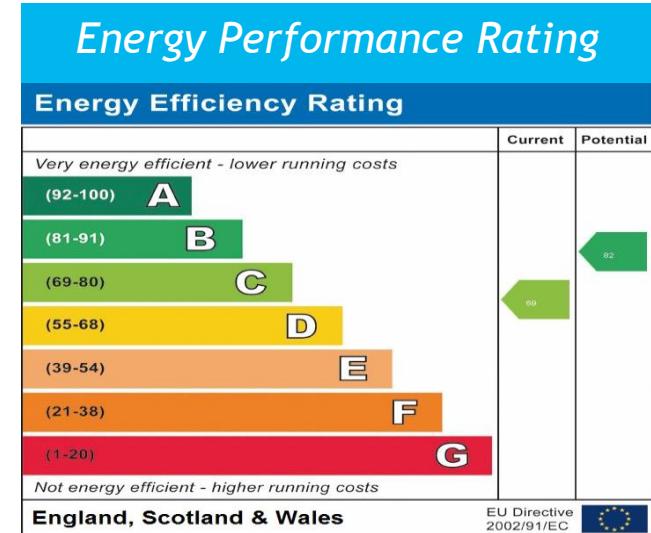
25' 3" x 12' 4" (7.69m x 3.76m)

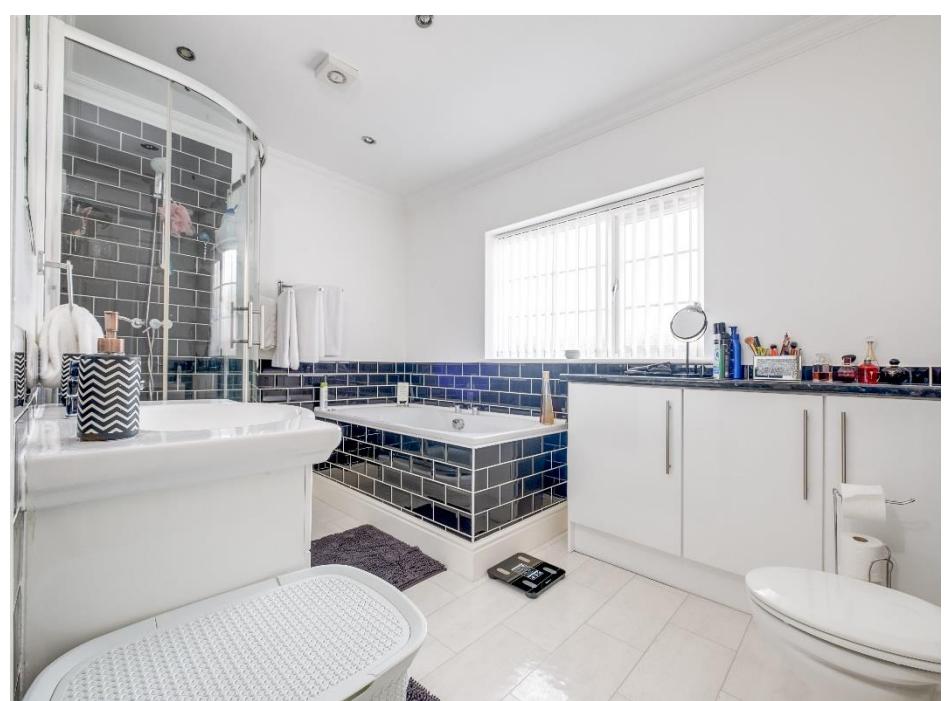




# Floor Plan

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







**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: