

home4 **sale.co.uk**
rent.co.uk

2 Clausen Close, Birmingham, West Midlands. B43 7UD

Offers in the region of £265,000 Freehold

SOLD STC



PROPERTY DESCRIPTION

*****EXTENDED***CORNER PLOT***AMPLE CONSERVATORY***MODERN EXTENDED KITCHEN***LOUNGE/DINER***THREE BEDROOMS***FAMILY BATHROOM***GARAGE***PRIVATE REAR GARDEN***MULTI VEHICLE DRIVEWAY TO FORE***NO UPWARD CHAIN*** A fantastic opportunity to purchase this extended; spacious family home situated on the popular Pheasey Estate in Great Barr, within easy reach of popular primary and secondary schools, amenities and motorway networks. Boasting a good size corner plot accommodation in brief comprises, entrance porch, entrance hallway, lounge/diner, extended; modern kitchen, ample conservatory, three bedrooms and family bathroom. Outside is a private rear garden, garage and multi-vehicle driveway to fore. The property benefit from having NO UPWARD CHAIN.**

FEATURES

- AMPLE CORNER PLOT
- MUCH SOUGHT AFTER LOCATION
- LOUNGE/DINER
- EXTENDED MODERN KITCHEN
- LARGE CONSERVATORY
- THREE BEDROOMS
- FAMILY BATHROOM
- PRIVATE REAR GARDEN
- GARAGE
- NO UPWARD CHAIN



ROOM DESCRIPTIONS

Approach

Approached via an ample multi-vehicle driveway leading to an enclosed entrance porch and door giving access to the entrance hallway.

Entrance Hallway

Having a double glazed window, radiator, stairs rising to the first floor and doors giving access to:-

Lounge/Diner

11' 3" x 23' 9" (3.43m x 7.24m)

Kitchen

8' 8" x 13' 2" (2.64m x 4.01m)

Conservatory

14' 4" max x 17' 6" max (4.37m x 5.33m)

Landing

Having a double glazed window to the side, loft access and doors giving access to:-

Bedroom One

9' 8" x 14' 2" (2.95m x 4.32m)

Bedroom Two

9' 4" x 9' 8" (2.84m x 2.95m)

Bedroom Three

7' 6" x 8' 6" (2.29m x 2.59m)

Family Bathroom

5' 7" x 6' 4" (1.70m x 1.93m)

Garden

Having a patio area with the rest having artificial lawn with raised shingled borders.

Garage

11' 3" x 19' 9" (3.43m x 6.02m)

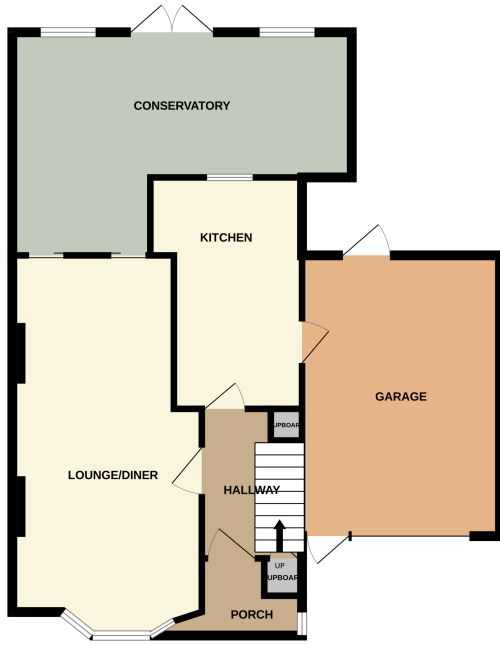




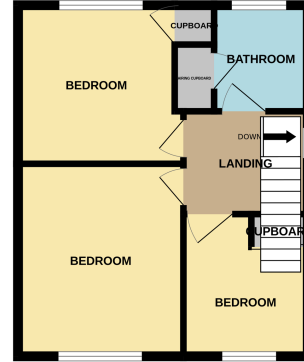


FLOORPLAN & EPC

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroplan 5/2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	