



Rippingille Road, Great Barr
Birmingham, B43 7DJ

Offers in the Region Of £225,000

Great Barr

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Paul Carr Estate Agents are delighted to bring to the market this well-presented two-bedroom end-terrace home, ideally situated on Rippingille Road, a highly sought-after location within the Pheasey Estate, Great Barr.

The property is conveniently positioned within walking distance of Pheasey Park Farm Primary School and Barr Beacon Secondary School, making it ideal for families and professionals alike.

The property is approached via a large private driveway, providing ample off-road parking, along with a shared driveway offering access to the rear garden and recessed garage.

Upon entering, you are welcomed into a spacious open-plan living area, with stairs directly ahead leading to the first floor. The living room is positioned to the front of the property, flowing through to a dining area at the rear, which provides direct access to the kitchen—perfect for modern family living. The fitted kitchen boasts contemporary wall and base units, integrated oven and hob, a Belfast-style sink, and stylish metro tile splashbacks, creating a modern yet characterful finish.

To the first floor, the property offers two generous double bedrooms, along with an additional study room, ideal for a home office, nursery, or extra storage. The modern family bathroom features a white suite comprising a bath with overhead shower, wash hand basin, and low-level W.C.

Viewing is highly recommended to fully appreciate this attractive home, which would be perfectly suited to first-time buyers, downsizers, or buy-to-let investors.





Property Specification

TWO BEDROOM END TERRACE
ADDITIONAL CHILD'S BEDROOM / HOME OFFICE
MODERN KITCHEN AND BATHROOM
GOOD SIZE OPEN PLAN LIVING SPACE
SPACIOUS PRIVATE DRIVEWAY

Living Room
16' 5" x 14' 5" (5m x 4.4m)

Dining Room
7' 10" x 7' 10" (2.4m x 2.4m)

Kitchen
7' 10" x 6' 3" (2.4m x 1.9m)

Landing

Bedroom One
9' 10" x 14' 1" (3m x 4.3m)

Bedroom Two
7' 7" x 8' 10" (2.3m x 2.7m)

Study
4' 11" x 6' 7" (1.5m x 2m)

Garage

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:

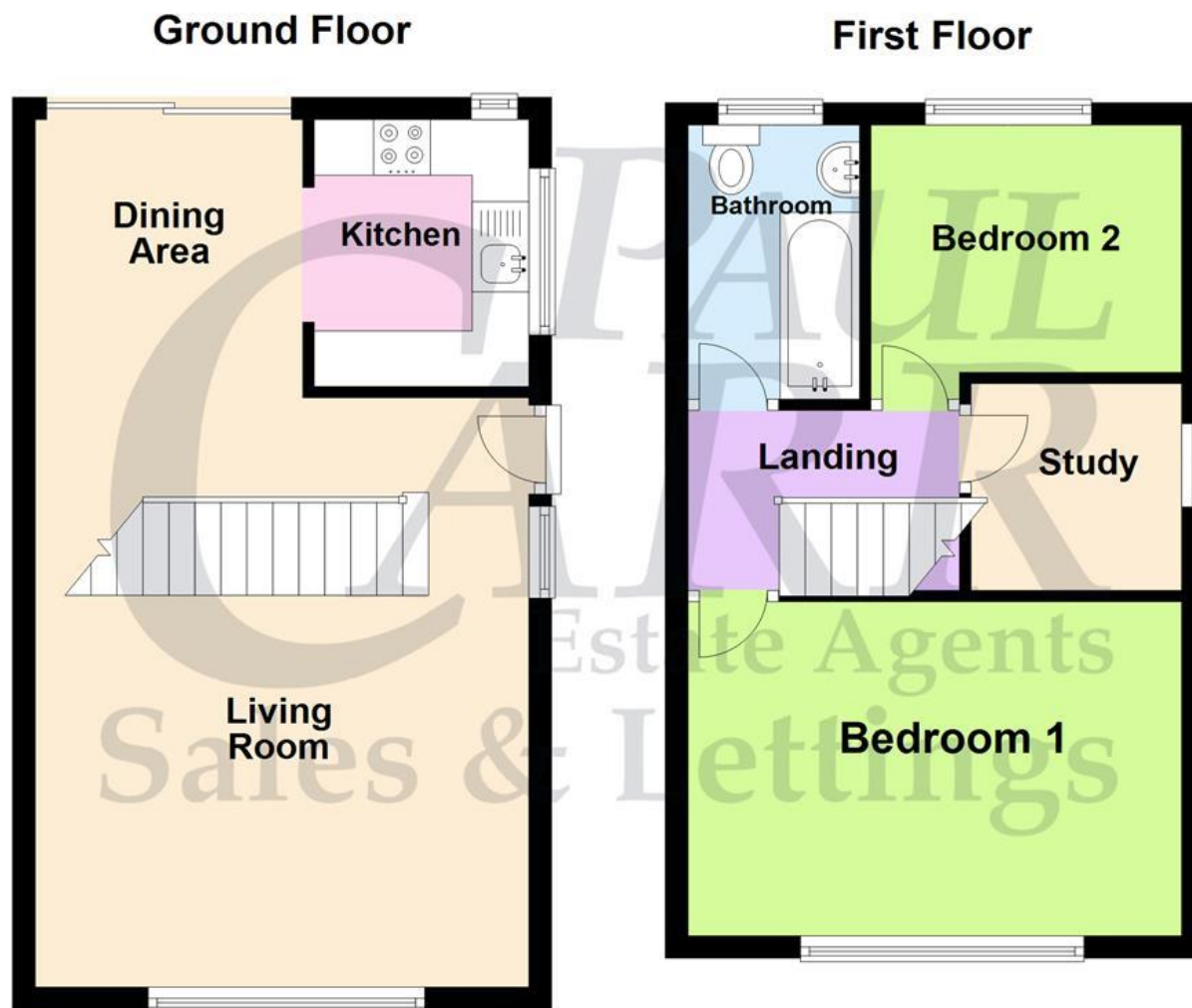
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: mains electricity, gas, water and drainage
Council tax band: B
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		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

