



Raeburn Road, Great Barr
Birmingham, B43 7LG

Offers in Excess of £250,000

Great Barr

£250,000



Raeburn Road is an immaculate extended three bedroom semi detached property coming to market with no upward chain Recently refurbished throughout, with new carpets and a new kitchen. Raeburn Road is located on the popular Pheasey Estate with excellent proximity to local amenities and good schools, including the outstanding Barr Beacon School.

To the front of the property there is a slabbed driveway which provides off road parking for several vehicles, including a shared driveway running between the houses to give access to the recessed garage.

Internally, through a secure porch, the hallway provides access to all ground floor accommodation and stairs leading to the first floor. To the front, there is a good sized lounge with large bay window and gas fireplace with surround and hearth. The dining room provides a lovely open space alongside the kitchen. The brand new kitchen is fitted with modern white gloss wall and base units, Bosch integrated oven with induction hob and sink with drainer overlooking the garden. Directly off the kitchen is an extremely good size utility area with worktop space and suitable plumbing for free standing appliances. This space could also double as a home office; or could provide the potential for the addition of a downstairs W.C.

The first floor, there are three bedrooms, newly carpeted, two doubles with the front bedroom housing fitted wardrobes and a third bedroom which is of really good proportions. The family bathroom consists of a modern white suite with grey tiled walls and comprises low level W.C., hand wash basin and P-shaped bath with overhead shower.

Externally, the south facing garden consists of a patio area with access down to the lawn. There is also a brick built shed which provides good storage. To the rear of the garage is a paved area and play area.

Viewing is highly recommended on this key ready property at your earliest convenience.





Property Specification

THREE BEDROOM SEMI DETACHED
EXTENDED FAMILY HOME
OFF ROAD PARKING
NEWLY REFURBISHED
GAS CENTRAL HEATING DOUBLE GLAZED
LOCATED NEAR EXCELLENT SCHOOLS

Entrance Hallway

Living Room
14' 5" x 10' 10" (4.39m x 3.3m)

Dining Room
9' 10" x 10' 6" (3m x 3.2m)

Kitchen
7' 5" x 8' 6" (2.26m x 2.59m)

Utility Area
17' 11" x 6' 2" (5.46m x 1.88m)

Bedroom One
10' 2" x 10' 6" (3.1m x 3.2m)

Bedroom Two
12' 5" x 10' 7" (max) min 8' 4" (3.78m x 3.22m) (2.44m)

Bedroom Three
9' 6" x 7' 10" (2.9m x 2.4m)

Bathroom
7' 0" x 5' 7" (2.13m x 1.7m)

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: 13th January 2022

Viewer's Note:

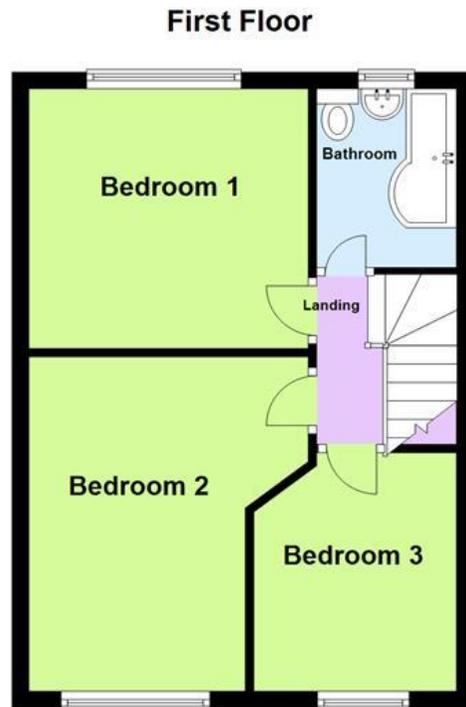
Services connected: mains electricity, gas, water and drainage

Council tax band: B

Tenure: Freehold

Floor Plan

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



38 Raeburn Road, Great Barr

Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

