



7 Raeburn Road, Great Barr
Birmingham, B43 7LG

£180,000

Great Barr

£180,000



Raeburn Road is a key ready and modern three bedroom middle terrace property, situated on the popular Pheasey estate in Great Barr and within the catchment area of several schools with excellent public transport links to Birmingham, Walsall and surrounding areas.

The property is approached via a front lawn and pathway leading to a secure porch.

Internally the hallway has stairs off to the first floor accommodation and doors off to the lounge and kitchen/diner. The lounge is located at the front of the property and offers an attractive modern décor with bay window to the fore. The full width kitchen and dining room consists of a range of wall and base units with a rolled edge work surface with stylish splash backs incorporating a sink with a side drainer, space for all white goods and hob and oven. From the kitchen there is access to the rear garden via a patio door. The dining area benefits from further wall and base cabinets with space table and chairs and window out towards the garden.

On the first floor there are three bedrooms, two being double and one single bedroom with built in storage. The family bathroom has been newly fitted comprises of a tiled suite with bath and shower over, low level flush WC, a hand wash basin with inset storage, stainless steel towel rail along with useful towel storage behind the bath .

The property also benefits from having double glazing, central heating and the rear garden is low maintenance with a mixture of astroturf and raised lawn with storage shed to the rear, outside W.C and fencing and tall trees and hedges to the perimeters.

Overall this is a lovely first time or investment purchase ready for immediate occupation an internal viewing is highly recommended at the earliest opportunity.





Property Specification

Modern and Key Ready Three Bedroom Mid Terrace
 Front Reception Room
 Brand New Bathroom
 Open Plan Modern Kitchen and Dining Area
 Low Maintenance Garden

Porch

Hallway 12' 6" x 5' 7" (3.8m x 1.7m)

Lounge 12' 10" plus bay x 9' 10" (3.9m x 3.0m)

Kitchen 10' 10" x 5' 7" (3.3m x 1.7m)

Dining Area 10' 10" x 9' 10" (3.3m x 3.0m)

Landing Area 6' 3" x 5' 11" (1.9m x 1.8m)

Bedroom One 11' 10" max x 9' 10" (3.6m x 3.0m)

Bedroom Two 11' 10" x 10' 10" (3.6m x 3.3m)

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

Bathroom 6' 11" x 5' 11" (2.1m x 1.8m)

Rear Garden

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: 29th October 2020

Viewer's Note:

Services connected: Gas, Electric, 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

