



Raeburn Road, Great Barr
Birmingham, B43 7LG

£215,000

Great Barr

£215,000



Paul Carr Estate Agents are pleased to bring to market this three bedroom mid terraced property located on the Raeburn Road, the heart of the Pheasey Estate within Great Barr. The property offers local shops and good schools within walking distance.

Approached via a block paved driveway, there is entry through a secure porch. Internally, there is a front living room with bay window and central fireplace with modern surround and hearth. To the rear, there is a large kitchen/diner. The kitchen offers a large range of wall and base units offering plentiful storage, with stainless steel sink and drainer overlooking the garden, eye level double oven with separate gas hob, then additional space for freestanding appliances and white goods.

To the first floor, there are three bedrooms, all good proportions.

The family bathroom offers a bathtub with overhead shower, hand wash basin and low level W.C.

Externally, there is a good size south facing garden with patio area and the remainder is laid to lawn.





Property Specification

THREE BEDROOM MID TERRACED
LARGE LIVING ROOM
GOOD SIZE BEDROOMS
SOUTH FACING GARDEN
WALKING DISTANCE TO PHEASEY PARK FARM AND
BARR BEACON SCHOOL

Living Room/ Entrance Hall
15' 5" x 15' 9" (4.7m x 4.8m)

Kitchen/ Diner
10' 2" x 15' 9" (3.1m x 4.8m)

Bedroom One
10' 2" x 11' 10" (3.1m x 3.6m)

Bedroom Two
13' 1" x 9' 10" (4.0m x 3.0m)

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

Bathroom
6' 11" x 5' 7" (2.1m 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:

Viewer's Note:

Services connected: mains electricity, gas, water and drainage

Council tax band: B

Tenure: Freehold

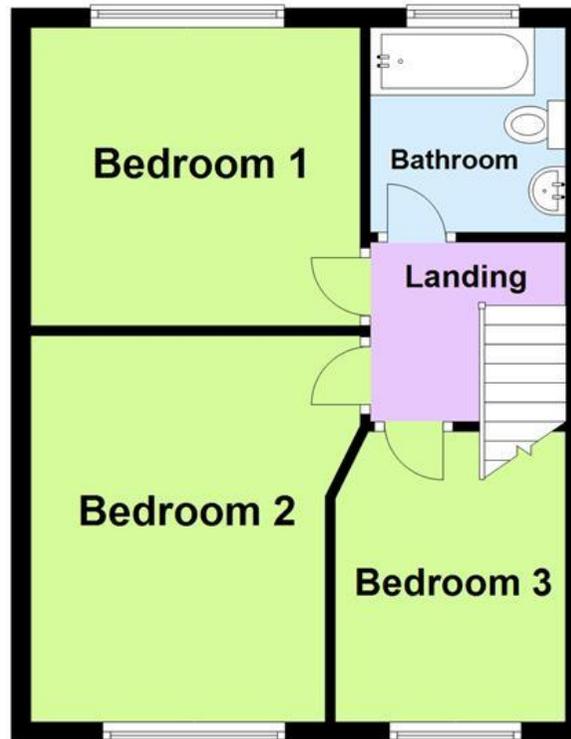
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		91
(69-80) C		
(55-68) D	60	
(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

