



Regina Avenue, Great Barr
Birmingham, B44 8TH

Offers Over £200,000

Great Barr

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Offered with no upward chain this delightfully presented three bedroom mid terraced property is the perfect family home and is located in a popular road in Great Barr. Great for First time Buyers, the property is set behind a front driveway being accessed via a porch leading into the entrance hall with stairs off and a door into spacious lounge with a feature fireplace and a bay window to the front. The dining kitchen is a great space for modern family life with a range of units including an integrated oven and hob, spaces for a washing machine and fridge freezer with the added benefit of the under stairs cupboard being converted into a fabulous guest WC. The conservatory is a good size and is perfect for enjoying those summer months and provides access into the garden. Upstairs, the main bedroom is a good sized double with a window to the front with the second bedroom being another double with a window to the rear. The third bedroom is also a very good size with two windows to the rear and a useful storage cupboard whilst the well presented wet room has a WC, wash basin and a window to the front. Outside the spacious garden has patio area perfect for garden furniture with steps leading down into the lawn which does provide access to the rear right of way (believed to be overgrown). This immaculately presented, centrally heated and double glazed home must be viewed to appreciate the space on offer.





Property Specification

NO UPWARD CHAIN
DELIGHTFULLY PRESENTED
THREE BEDROOMS
MID TERRACED
PERFECT FAMILY HOME

Lounge 4.93m (16'2") x 3.58m (11'9")

Dining Kitchen 4.55m (14'11") x 2.34m (7'8")

Conservatory 4.34m (14'3") x 2.11m (6'11")

Bedroom 1 3.29m (10'10") x 2.78m (9'1")

Bedroom 2 3.23m (10'7") x 2.78m (9'1")

Bedroom 3 2.81m (9'3") x 2.41m (7'11")

Wet Room 2.18m (7'2") x 1.66m (5'5")

Agent's Note:

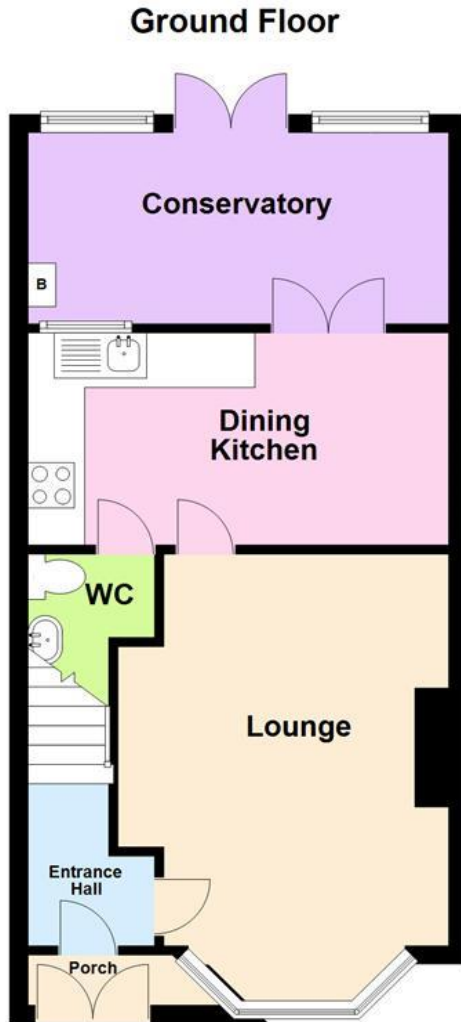
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 5th December 2023

Viewer's Note:

Services connected: Gas Electric Water 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		86
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(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

