



Rippingille Road, Great Barr
Birmingham, B43 7DJ

Offers in Excess of £350,000

A Stunning Family Haven in the Coveted Pheasey Estate

Proudly presenting a unique and thoughtfully extended four bedroom home that perfectly blends modern style with versatile living – an ideal sanctuary for families and multi-generational households alike.

Nestled within the popular Pheasey Estate, this exceptional residence offers convenient access to well-regarded schools for every age group, local amenities including an Asda Supermarket, and seamless travel connections via the M6 Motorway network.

Approached by a refurbished, wide block paved driveway designed for multiple vehicles, the property welcomes you to an inviting front entrance. Inside, a spacious hallway with gracefully ascending stairs opens up to a series of well proportioned rooms.

A bright front reception room – currently serving as a bedroom but easily convertible into a cosy lounge – sets the tone for the home's adaptable layout. The ground floor features an eye catching open-plan living space where a modern kitchen and breakfast room shine. Boasting ample worktops, contemporary cabinetry, and a stylish breakfast bar, this culinary hub flows effortlessly into a fabulous rear extension room. Enhanced by two skylights and bi-folding doors that usher in natural light and garden views, this space is a true treat for those spring and summer days. Adjacent to the kitchen, a practical side passage provides generous storage solutions and houses a well-sized fourth bedroom along with a convenient downstairs wet room.

Ascend to the first floor where a welcoming landing leads to three generously sized bedrooms with delightful front and rear aspects. The family bathroom impresses with a sleek, modern tiled suite featuring a P-shaped bathtub with an overhead shower, a chic wash hand basin, and a W.C with built-in storage.

Added to this level is an extended, fully boarded loft with integrated lighting and ladder access, ensuring easy maintenance of the combi boiler.

Outdoors, the south-east facing rear garden basks in plentiful sunshine. It features a quaint patio, a neatly manicured lawn, and a spacious summerhouse – perfect for a gym, hobby space, or a playful retreat for children. Immaculately presented and ready for immediate move-in, this fabulous family home is a rare opportunity not to be missed. Book your viewing today to secure your future in this exceptional property.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is B payable to Walsall Council.

Services Connected: mains electricity, gas, water and drainage.

Viewings: Strictly via appointment through our Great Barr Residential Sales Department on 0121 325 1133
or via Greatbarr@paulcarrestateagents.co.uk



Hallway
11' 10" x 5' 11" (3.6m x 1.8m)

Front Reception Room
15' 5" x 10' 10" (4.7m x 3.3m)

Kitchen & Breakfast Room
10' 6" x 16' 5" (3.2m x 5m)

Rear Extension
15' 1" x 14' 1" (4.6m x 4.3m)

Downstairs Bedroom
15' 5" x 7' 7" (4.7m x 2.3m)

Downstairs Wet Room
8' 6" x 2' 7" (2.6m x 0.8m)

Bedroom One
11' 2" x 10' 10" (3.4m x 3.3m)

Bedroom Two
13' 1" x 10' 10" (4m x 3.3m)

Bedroom Three
9' 10" x 7' 10" (3m x 2.4m)

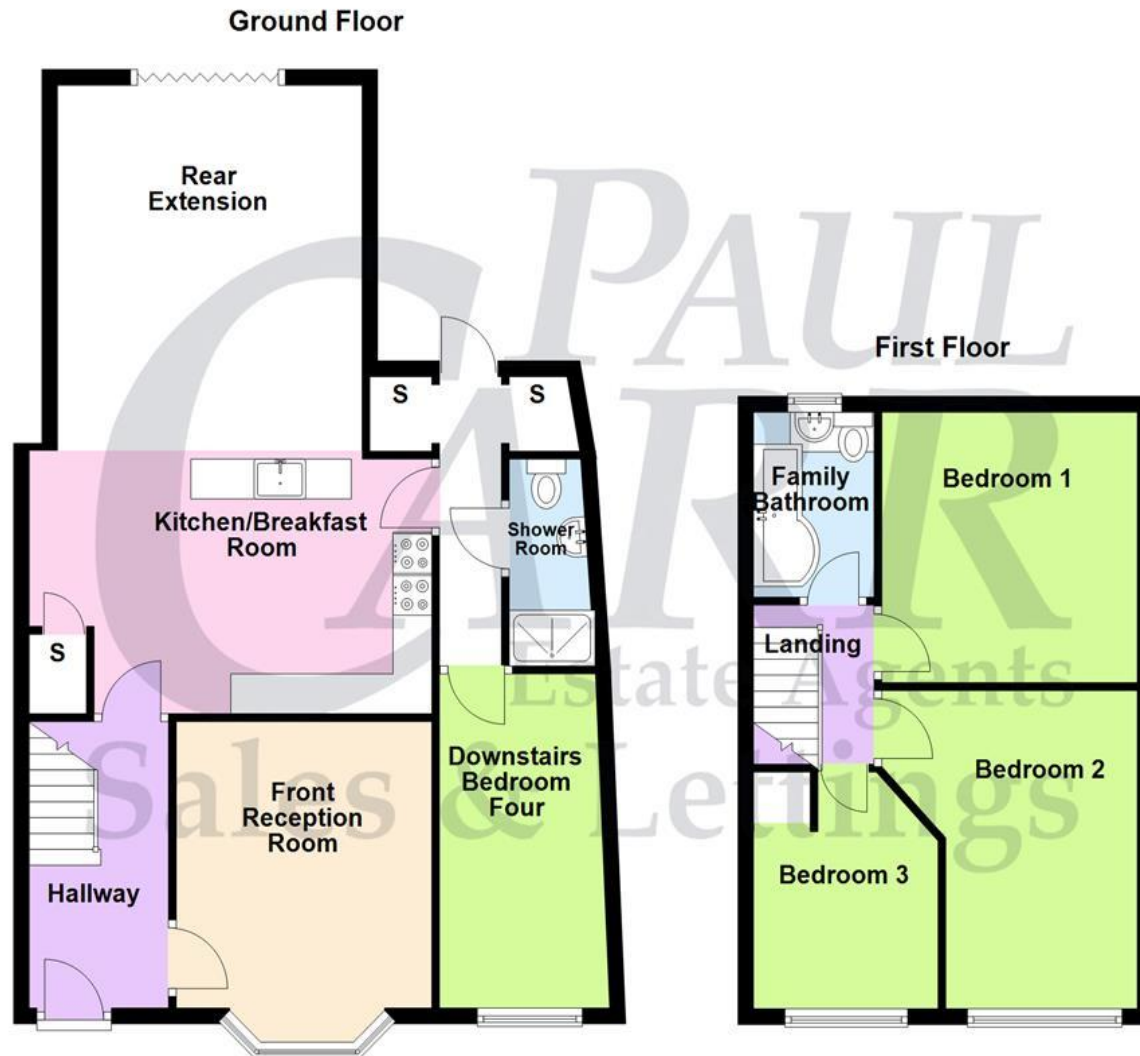
Family Bathroom
7' 7" x 5' 7" (2.3m x 1.7m)





Floor Plan

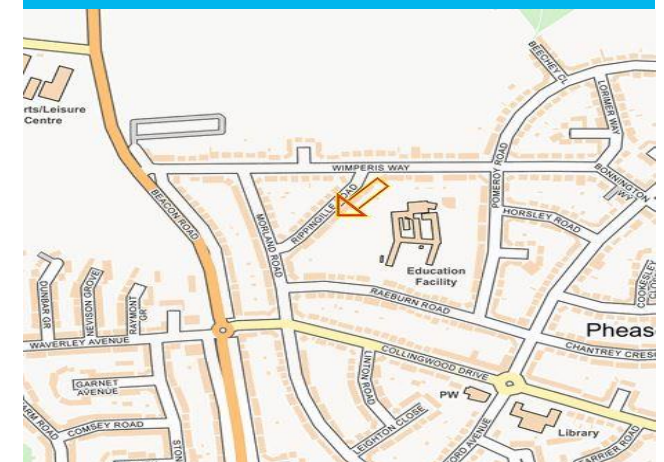
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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: