



Raeburn Road, Great Barr
Birmingham, B43 7LQ

Offers Over £300,000

Superior Extended Family Home – A Rare Opportunity on Pheasey Estate Paul Carr are very proud to bring to market this a one-of-a-kind opportunity to acquire this beautifully extended family home, thoughtfully designed for modern living. Nestled within the highly sought-after Pheasey Estate in Great Barr.

This home is the very example of modern living. The location boasts easy access to a variety of local amenities and highly regarded schools both primary and secondary.

Upon arrival, you are welcomed by a private block-paved driveway leading to a spacious front porch- an inviting entrance to this remarkable home.

Step inside and you are welcomed by the entrance hallway which leads to the lounge, the lounge benefits from a bay window for natural light and a gas fireplace and surround which makes it the perfect setting for relaxing. The hallway then flows into the spectacular open-plan kitchen, designed for both style and functionality, featuring: a generous selection of wall and base cabinets, abundant worktop space, a central island, integrated hob, dual oven, dishwasher and washing machine, overhead skylight which floods the room with natural light and bi-folding doors that effortlessly flow out to the rear garden, all of these factors set the room for a perfect entertaining space!

The property also benefits of a downstairs guest W.C. and storage space.

Onto the first floor you have two spacious double bedrooms and a well-proportioned third with the family bathroom which is fully tiled with a contemporary feel with modern fixtures and fitting consisting of W.C., hand wash basin and walk-in shower.

Externally the property offers a stylish slabbed patio area, paired with the open plan kitchen offers an indoor / outdoor dining experience, the rear garden also has a large size lawn space. This south facing garden is the perfect outdoor space for events or general day-to-day pleasure.

This wonderful family home has been thoughtfully extended and modernised to a high standard, embracing a contemporary open-plan layout while maintaining warmth and character. This home is perfectly suited to modern family life.

Early internal viewing is highly recommended to fully appreciate the space, style, and exceptional quality this home has

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is B payable to Birmingham City 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



Lounge
14' 9" x 11' 2" (4.5m x 3.4m)

Kitchen/Diner
21' 0" x 15' 9" (6.4m x 4.8m)

Guest W.C.
5' 7" x 3' 3" (1.7m x 1m)

Bedroom 1
10' 10" x 10' 6" (3.3m x 3.2m)

Bedroom 2
12' 10" x 8' 10" (3.9m x 2.7m)

Bedroom 3
9' 6" x 8' 2" (2.9m x 2.5m)

Bathroom
6' 11" x 5' 7" (2.1m x 1.7m)





Floor Plan

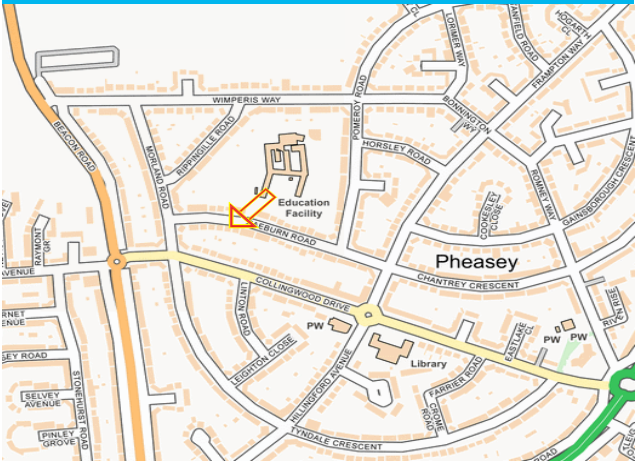
This floor plan is not drawn to scale and is for illustration purposes only

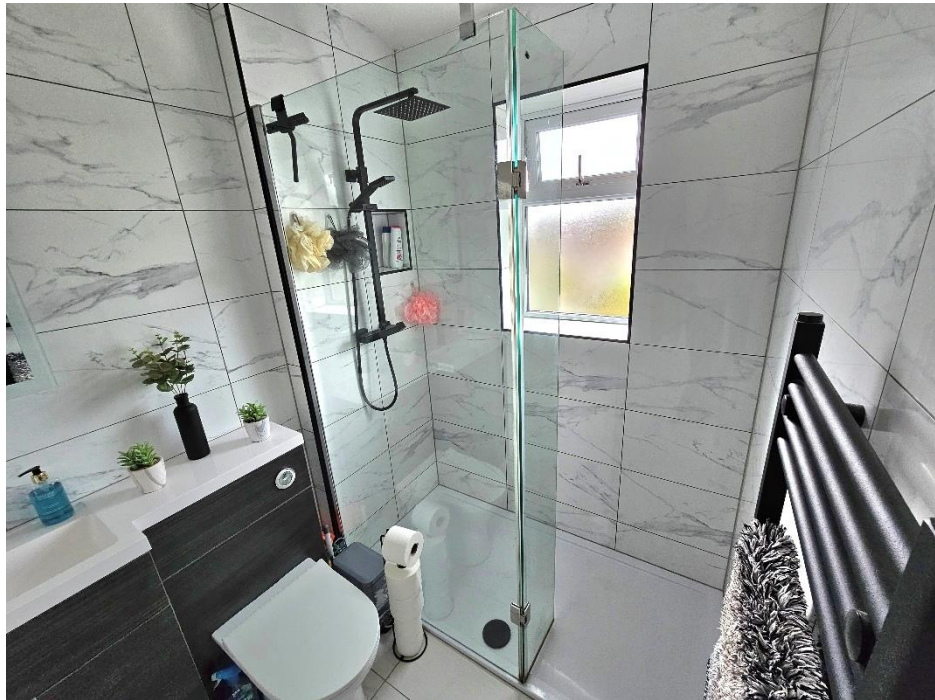


Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	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: