



Raymont Grove, Great Barr
Birmingham, B43 7PP

Offers in Excess of £235,000

Great Barr

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Situated on the highly sought-after Park Farm estate, this beautifully presented terraced home combines modern living with a warm, welcoming feel. The property is ideally located close to well-regarded schools, a range of local amenities, and excellent transport links, making it perfect for families and professionals alike.

Upon arrival, you are greeted by an expansive front garden filled with mature shrubs and plants, creating an inviting first impression.

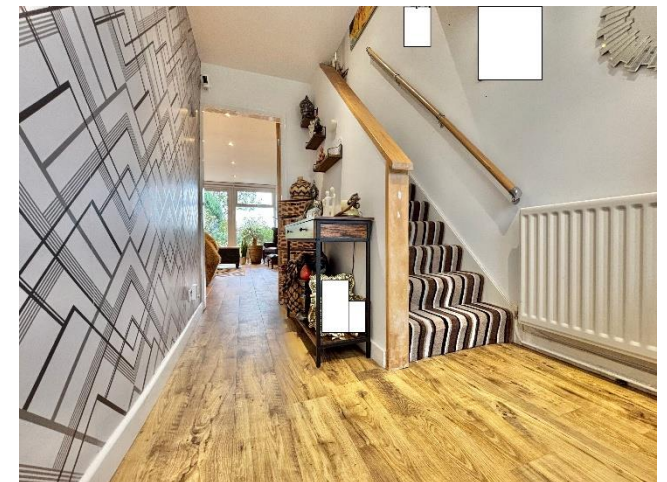
Stepping inside, a welcoming hallway with laminate flooring sets the tone, leading seamlessly into the heart of the home. The open-plan kitchen and lounge area offers a bright and contemporary space ideal for both everyday living and entertaining. The kitchen features stylish taupe units, under-cabinet lighting, a breakfast bar, and integrated appliances including an oven, hob, and extractor fan. Ceiling spotlights and thoughtful storage in the lounge complement the layout, while large patio doors allow natural light to flood the space and provide direct access to the rear garden.

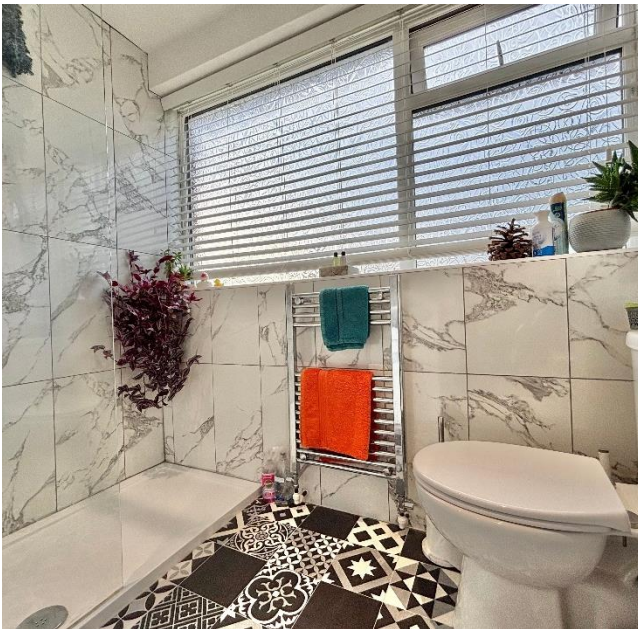
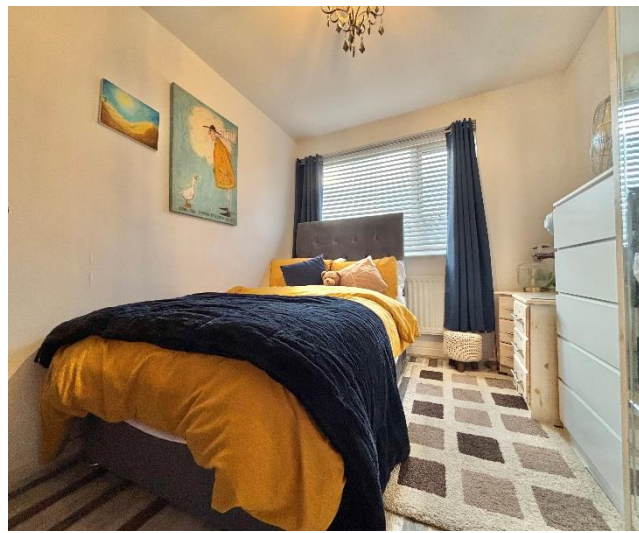
Upstairs, the property continues to impress with hardwood flooring and well-proportioned rooms throughout. The main bedroom is fitted with modern wardrobes and enjoys lovely views over the garden. The family shower room has been finished to a high standard, boasting marble tiling, a hand wash basin, heated towel rail, W.C and patterned flooring for a fresh and distinctive look.

Externally, the rear garden is generously sized, with perimeter fencing for privacy, an electric retractable awning, and a useful storage shed. A rear gate provides access to a private road and garage, adding further convenience.

Positioned within a quiet cul-de-sac, this home benefits from a peaceful setting while still being within easy reach of everyday necessities.

With its blend of modern features, outdoor space, and a highly desirable location, this property is sure to attract strong interest.





Property Specification

EXPANSIVE FRONT GARDEN
CONTEMPORARY PRESENTED INTERIORS
POPULAR PARK FARM ESTATE
WELL SIZED BEDROOMS
ELECTRIC RETRACTABLE AWNING
GARAGE

Hallway
11' 6" x 6' 8" (3.51m x 2.04m)

Kitchen
11' 4" x 10' 3" (3.45m x 3.12m)

Living Room
17' 5" x 17' 1" (5.30m x 5.20m)

Bedroom 1
16' 6" x 8' 7" (5.03m x 2.61m)

Bedroom 2
11' 2" x 8' 7" (3.40m x 2.61m)

Bedroom 3
11' 9" x 7' 5" (3.58m x 2.26m)

Bathroom
7' 5" x 5' 5" (2.26m x 1.65m)

Agent's Note:

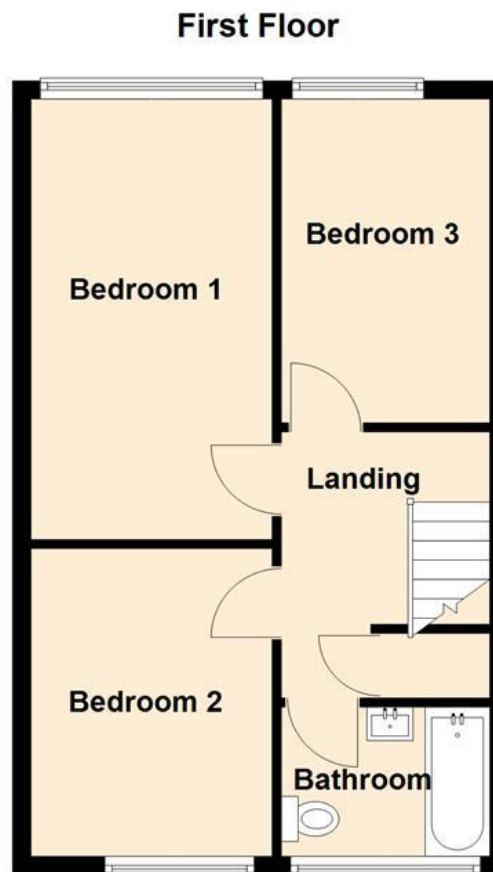
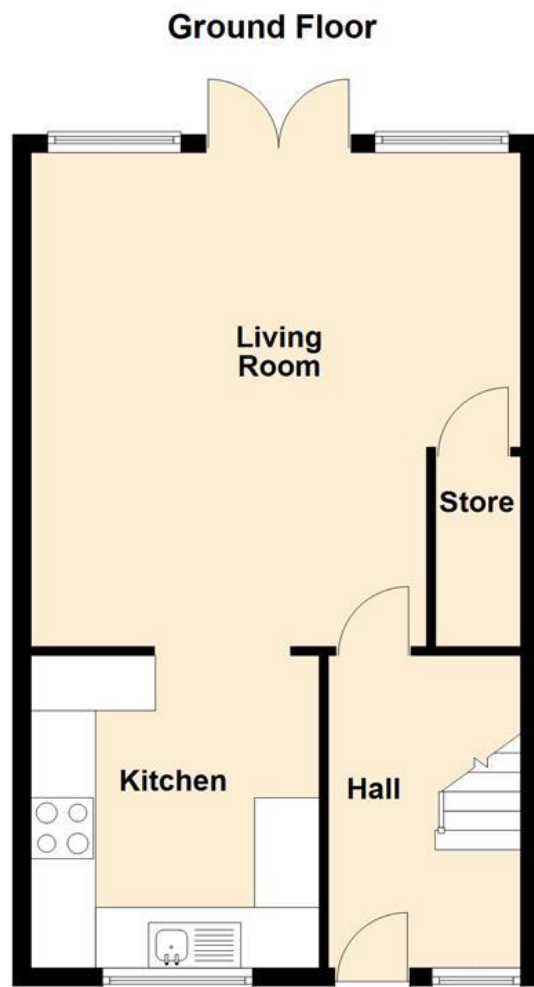
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or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

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

