



Regina Avenue, Great Barr
Birmingham, B44 8TH

Offers Over £220,000

Great Barr

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Welcoming to the market this stunning three bedroom mid terrace home located on the popular cul de sac Regina Avenue. Situated close to good local schools, shops and amenities making it perfect for first time buyers and growing families.

Approached via a steps alongside the front garden leading up to the front door. Upon entry you are welcomed by a hall giving you access into an immaculately presented front lounge with a bay window. The kitchen is a modern space with an array of wall and base units, plenty of countertop space, sink unit with side drainer, electric hob and oven, and built in fridge/freezer and washing machine.

Heading upstairs you are presented with three double bedrooms, the main bedroom benefitting from built in wardrobes. The family bathroom consists of a double ended bathtub with shower over, hand wash unit and WC.

Externally, the home has a private rear garden with a paved patio, artificial grass and fencing to the perimeter. The home also has external insulation of the rear of the property. Viewing this home is highly recommended.





Property Specification

THREE DOUBLE BEDROOMS
CUL DE SAC LOCATION
IMMACULATELY PRESENTED
LANDSCAPED GARDEN
EXTERNAL INSULATION ON THE REAR

Hall
2.61m (8'7") x 0.92m (3')

Lounge
5.16m (16'11") max into bay x 3.25m (10'8")

Kitchen
4.55m (14'11") x 3.41m (11'2")

Bedroom 1
3.30m (10'10") x 2.50m (8'2")

Bedroom 2
3.80m (12'6") x 2.70m (8'10")

Bedroom 3
2.78m (9'1") x 2.50m (8'2")

Bathroom
2.20m (7'3") x 1.70m (5'7")

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:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

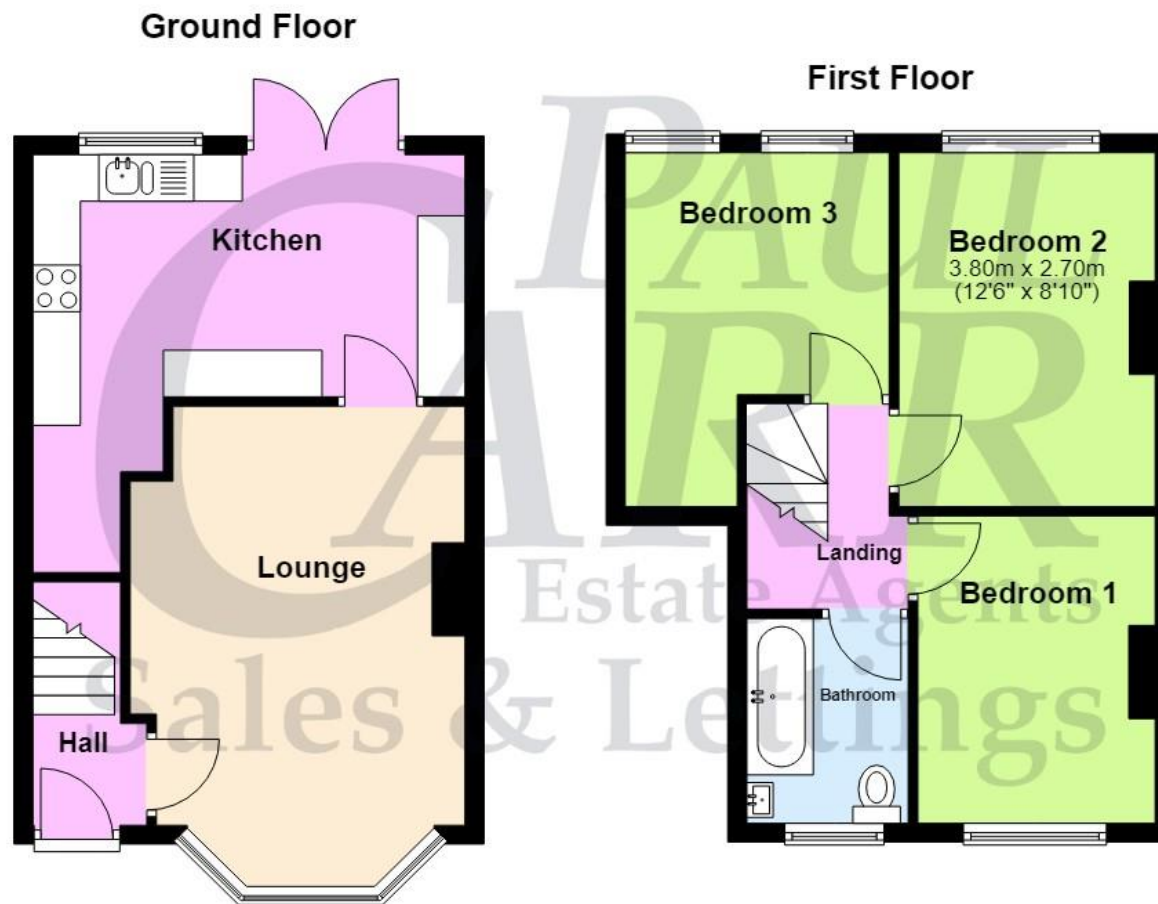
Services connected: Gas Electric Water Drainage Water Meter

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

**New
Instruction
Awaiting
E.P.C.**

Map Location

