



Rippingille Road, Great Barr  
Birmingham, B43 7DJ

Offers Over £290,000

# Great Barr

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*Set on the ever-popular Peasey Estate, this beautifully presented mid-terrace home on Rippingille Road delivers far more than first meets the eye.*

*From the outset, the property impresses with a neatly block-paved frontage, complete with the added convenience of an EV charging point—practical, future-proofed, and ready for modern living.*

A secure porch leads into a welcoming entrance hallway, setting the tone for the well-maintained interiors throughout.

To the front, the lounge provides a cosy yet stylish retreat, centred around a feature fireplace and enhanced by a charming bay window that draws in natural light. However, the real showstopper lies to the rear.

The property has been thoughtfully and extensively extended to create a stunning open-plan kitchen family space—the true heart of the home. Fully integrated and finished to a high standard, the kitchen boasts a full range of appliances, sleek cabinetry, and ambient lighting. A large sky window floods the space with natural light, while ceiling spotlights elevate the contemporary feel. There is ample room for both relaxed seating and a dedicated dining area, making it perfectly suited for entertaining or modern family life. The extension continues to deliver, offering a convenient downstairs shower room complete with W.C and hand wash basin—ideal for guests or busy households.

Upstairs, the property continues to impress with a modern shower room, finished with stylish dark and warm-toned features, contemporary panelling, a heated towel rail, WC, and hand wash basin.

Accommodation comprises two generous double bedrooms, alongside a well-proportioned third bedroom. Further enhancing the home, the loft has been fully boarded and is currently utilised as a versatile play area, offering additional functional space.

Externally, the rear garden has been designed with low maintenance and enjoyment in mind. A patio area provides the perfect setting for outdoor furniture and evening relaxation, complemented by tasteful lighting. Beyond this, an AstroTurf lawn ensures year-round usability, all within a private and secluded setting. Immaculately presented throughout, this home is ready to move straight into and offers a rare combination of modern design, practical upgrades, and generous living space—all centred around an exceptional kitchen extension that truly sets it apart.





## Property Specification

SUPERIOR CONTEMPORARY PROPERTY  
KITCHEN ROOM EXTENSION  
TWO SHOWER ROOMS  
WELL KEPT REAR GARDEN  
LOFT PLAY ROOM

Living Room 4.37m (14'4") max x 3.02m (9'11")

Porch 2.25m (7'5") x 1.07m (3'6")

Kitchen Family Room 4.72m (15'6") x 3.08m (10'1")

Kitchen Family Room 3.90m (12'10") x 2.66m (8'9")

Shower Room Downstairs 2.44m (8') x 0.83m (2'9")

Shower Room 6' 10" x 5' 8" (2.08m x 1.73m)

Bedroom 2 3.55m (11'8") x 3.14m (10'4")

Bedroom 3 3.17m (10'5") x 2.25m (7'5")

Bedroom 1 4.01m (13'2") x 3.37m (11'1")

Play Area 4.14m (13'7") x 3.48m (11'5")

### 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:

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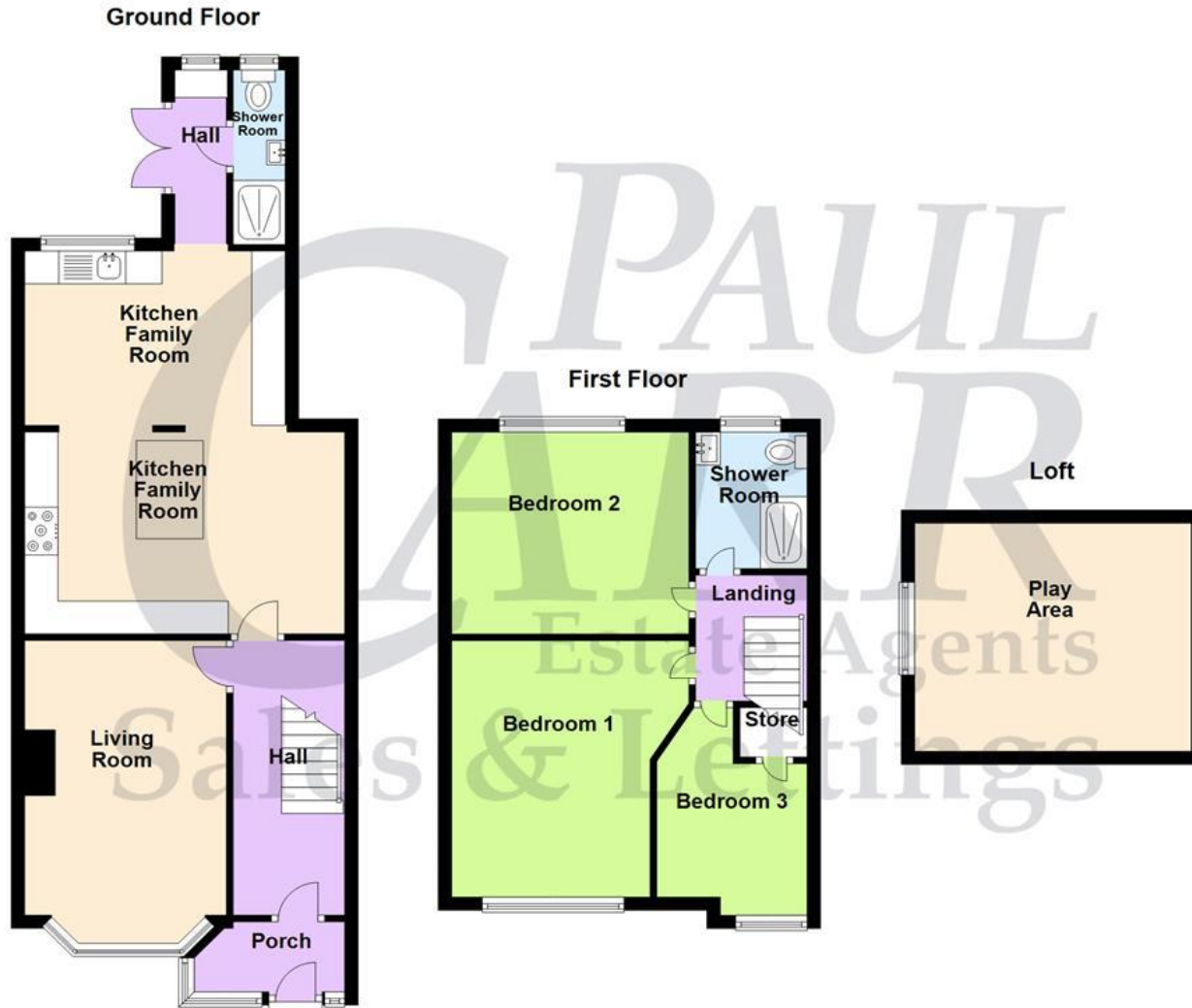
### Viewer's Note:

Services connected: mains electricity, gas, water and 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



# Map Location

