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33 Raeburn Road, Birmingham, West Midlands. B43 7LG

Offers in excess of £200,000 Leasehold (to be confirmed)

SOLD STC



## PROPERTY DESCRIPTION

\*\*\*SITUATED ON THE POPULAR PHEASEY ESTATE GREAT BARR\*\*\*SEMI DETACHED FAMILY HOME\*\*\*TWO RECEPTION ROOMS\*\*\*KITCHEN\*\*\*THREE GOOD SIZE BEDROOMS\*\*\*SHOWER ROOM\*\*\*PRIVATE REAR GARDEN\*\*\*GARAGE AND DRIVEWAY\*\*\*IN NEED OF SOME MODERNISATION\*\*\*OFFERING HUGE POTENTIAL\*\*\*NO UPWARD CHAIN\*\*\* A fantastic opportunity to purchase this semi detached family home situated on the ever popular Pheasey Estate in Great Barr within easy reach of popular primary and secondary schooling, amenities and motorway networks. In need of some modernisation but offering huge potential for improvement. Accommodation in brief comprises, enclosed entrance porch, entrance hallway, lounge, separate dining room, three good size bedrooms and shower room. Outside is a private rear garden, garage, fore gardens and driveway. The property is leasehold with approximately 940 years remaining and £9.00 per annum ground rent with zero service charge.

## FEATURES

- SEMI DETACHED FAMILY HOME
- THREE GOOD SIZE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN
- SHOWER ROOM
- PRIVATE REAR GARDEN
- GARDENS TO FORE AND DRIVEWAY
- GARAGE
- NO UPWARD CHAIN
- IN NEED OF SOME MODERNISATION OFFERING HUGE POTENTIAL



## ROOM DESCRIPTIONS

### Approach

Approached via a driveway and lawned fore gardens with door giving access to an enclosed porch with door giving access to the entrance hallway.

### Lounge

11' 0" x 12' 7" (3.35m x 3.84m)

### Dining Room

10' 8" x 11' 1" (3.25m x 3.38m)

### Kitchen

5' 9" x 11' 0" (1.75m x 3.35m)

### Bedroom One

10' 11" x 12' 7" (3.33m x 3.84m)

### Bedroom Two

10' 4" x 11' 0" (3.15m x 3.35m)

### Bedroom Three

7' 11" x 9' 3" (2.41m x 2.82m)

### Shower Room

6' 6" x 7' 0" (1.98m x 2.13m) 6

### Rear Garden

A private rear garden having a patio area with the rest laid to lawn housing shrubs, trees and side access.

### Garage

A single garage having an up and over door.

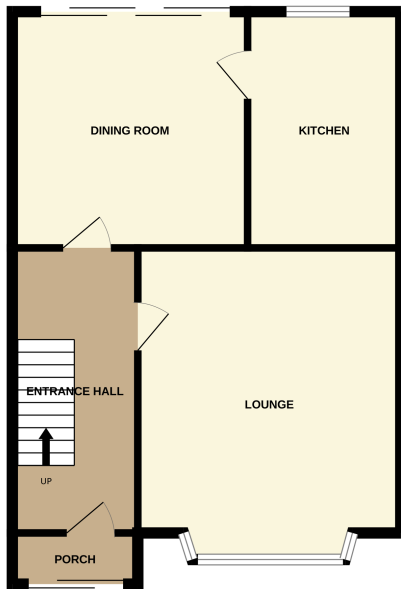




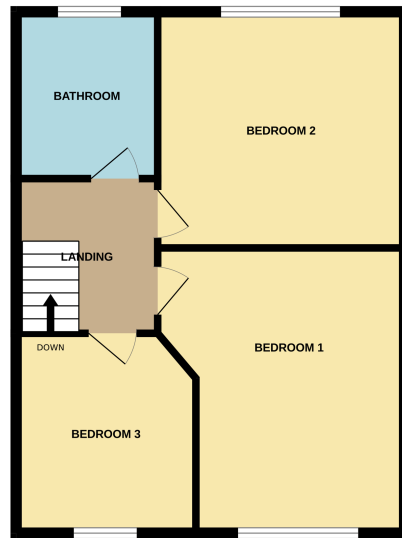


# FLOORPLAN & EPC

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	