



Rivermead Park,
Birmingham, B34 6HH

Offers in Excess of £250,000

Set within a quiet cul-de-sac on Rivermead Park, this beautifully maintained three-bedroom semi-detached home offers a superb balance of comfortable living space, thoughtful improvements and an exceptionally attractive rear garden. Clearly cherished by the current owners, the property has been carefully upgraded over the years and presents as a warm, well-kept home ready for its next chapter.

The accommodation opens into a welcoming hallway and leads through to a generous lounge, beautifully presented in contemporary tones with a feature fireplace, large front-facing window and ample space for substantial seating. The kitchen is well proportioned and fitted with an extensive range of cabinetry, work surfaces and integrated cooking appliances, while providing excellent everyday practicality and access through towards the rear of the property. A particularly valuable addition is the conservatory, creating a bright additional reception/dining space overlooking the garden and extending the living accommodation beautifully.

Upstairs are three bedrooms, with the principal bedroom benefitting from an impressive range of fitted wardrobes providing excellent storage. The remaining bedrooms offer flexibility for children, guests or home working, while the accommodation is completed by a smart, modern shower room finished in neutral tiling.

Outside, the property continues to impress. To the front is a lawned garden alongside a generous block-paved driveway providing off-road parking, together with access to the garage, which has benefitted from the installation of a roller shutter door. The rear garden is a genuine highlight: established, colourful and wonderfully private in feel, with a central lawn, mature trees and shrubs, beautifully stocked borders and several patio/seating areas creating an ideal setting for relaxing or entertaining throughout the warmer months.

Combining a peaceful cul-de-sac position with three bedrooms, generous living accommodation, conservatory, modern shower room, garage, driveway and a beautifully established garden, this is a home that has clearly been cared for and thoughtfully improved, and one that deserves to be viewed to fully appreciate everything it has to offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C.

Services Connected: Electric, gas, water & drainage.

Viewings: Strictly via appointment through our Castle Bromwich Residential Sales Department on 0121 796 8909

or via Castlebromwich@paulcarrestateagents.Co.Uk



Room Measurements

Lounge 14' 3" x 11' 7" (4.34m x 3.53m)

Kitchen/Diner 14' 8" x 8' 6" (4.47m x 2.59m)

Conservatory 8' 6" x 7' 4" (2.59m x 2.23m)

Bedroom One 11' 7" x 8' 4" (3.53m x 2.54m)

Bedroom Two 8' 6" x 7' 10" (2.59m x 2.39m)

Bedroom Three 8' 6" x 6' 1" (2.59m x 1.85m)

Bathroom 7' 10" x 5' 1" (2.39m x 1.55m)

Garage 18' 0" x 8' 2" (5.48m x 2.49m)

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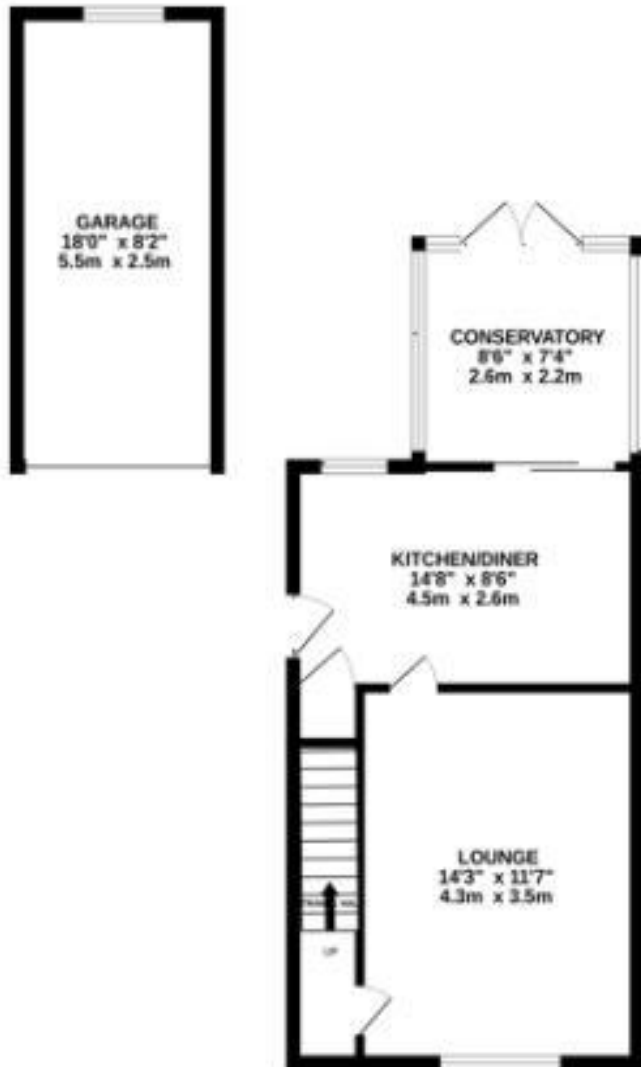




Floor Plan

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

Ground Floor



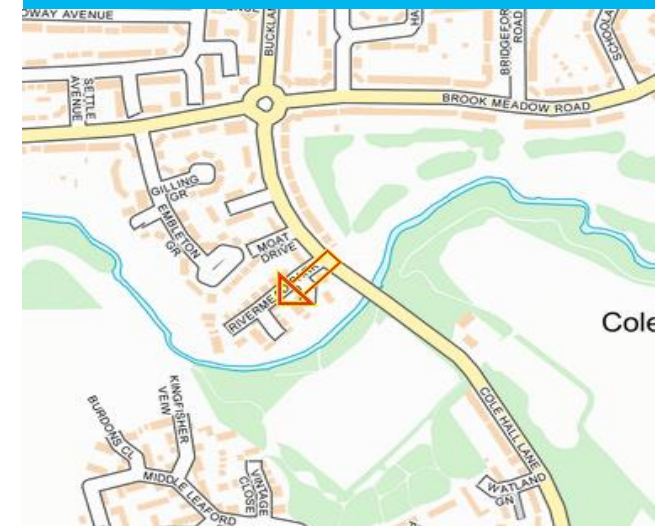
First Floor



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 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:

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.