



Pendragon Road, Perry Barr, B42 1RJ

Offers Over £269,950

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residential



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Midland Residential are pleased to present this charming 3-bedroom double-storey extended house located in the sought-after Pendragon Road. The property benefits from an extended entrance hall, with guest WC- Shower Room, through lounge and a modern extended kitchen providing ample storage. On the first floor, the property benefits from three well-proportioned bedrooms with a family bathroom. This delightful semi-detached house offers great living space along with double-glazed windows and gas central heating, making it an ideal family home. The property further benefits from off-road parking to the fore, a well-presented rear garden with a raised decking patio area, mature lawn and storage shed. The sale of the property will be part of an upward chain. Viewings strictly by appointment only.

- Rear Extended Kitchen
- Ground Floor Side Extended
- Extended 3rd Bedroom
- Two Bathrooms
- Through Lounge
- Double Glazed (ws)
- Central Heating
- Off Road Parking
- EPC-D
- Tax Band-B

Description

Approach

Having off-road parking to the fore, with slabbed pathway leading to an enclosed porch

Porch

Having a UPVC framed porch with spotlight lighting, gas meter point, with door leading thereof

Hallway

Having a fitted carpet, central heating radiator, extended side access point with storage provision, electric meter point and consumer fuseboard, under-stairs storage, and doors leading thereof

Reception Room

6.97 x 2.89 (22'10" x 9'5")

Having a through lounge, laminated flooring, UPVC three-sided bay to the fore, two central heating radiators, UPVC double glazed windows and door to the rear, ceiling light points

Shower Room

1.17 x 0.69 (3'10" x 2'3")

Having a tiled floor, close-coupled WC, wash hand basin with tap over, splashback wall tiles, shower enclosure

with tiled walls, Triton Enrich electric shower with fittings, ceiling spotlight lighting, mechanical extractor fan

Kitchen

5.35 x 2.34 (17'6" x 7'8")

Being extended to the side and rear, having tiled flooring, a selection of modern wall and base units with larder fridge store, laminated work surfaces with double electric oven, five ring gas hob with extractor over and chrome splashback, breakfast bar with attached drinks rack, stainless steel sink with mixer, splashback wall tiles, central heating radiator, UPVC double glazed window and door to rear, ceiling spotlight lighting

Stairs & Landing

Having a fitted carpet, handrail and bannister, UPVC double glazed frosted window to side elevation, loft hatch access, doors leading thereof

Bedroom 1

5.53 x 7.32 (18'1" x 24'0")

Being extended to the side and rear, having a fitted carpet, central heating radiator, UPVC double glazed window to the rear, two ceiling light points

Bedroom 2

3.54 into bay x 2.92 (11'7" into bay x 9'6")

Having a fitted carpet, built-in wardrobes with corner unit, central heating radiator, two-sided UPVC double glazed window to the rear, and ceiling spotlight lighting

Bedroom 3

3.43 x 2.79 (11'3" x 9'1")

Having a fitted carpet, central heating radiator, UPVC double glazed three-sided bay window to the fore, ceiling light point

Bathroom

1.7 x 1.64 (5'6" x 5'4")

Having a tiled floor, central heated towel rail, splashback wall tiles, quadrant shower enclosure with thermostatic shower, close-coupled WC, wash hand basin with tap over and unit below, UPVC double glazed window with frosted glass to the fore, ceiling light point

Rear Garden

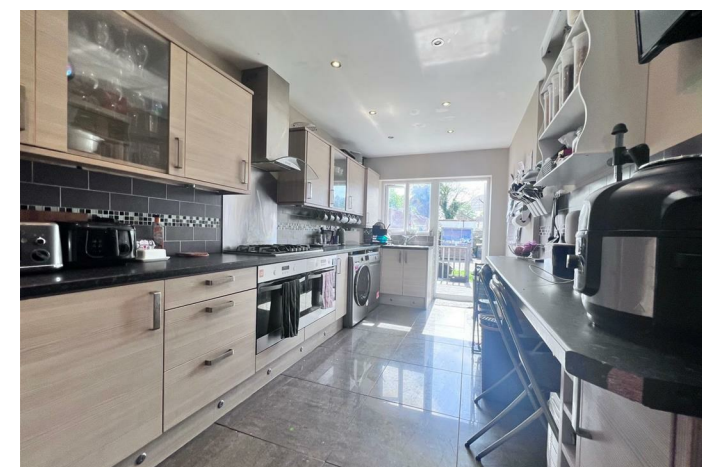
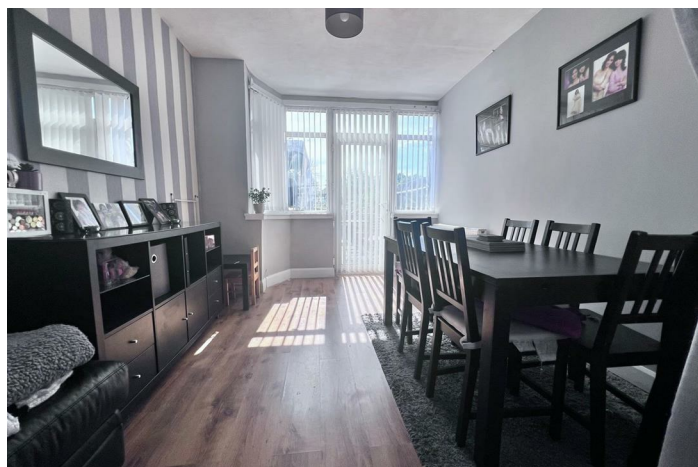
Having raised decking patio, mature lawn, rear slabbed sun area, timber framed shed.

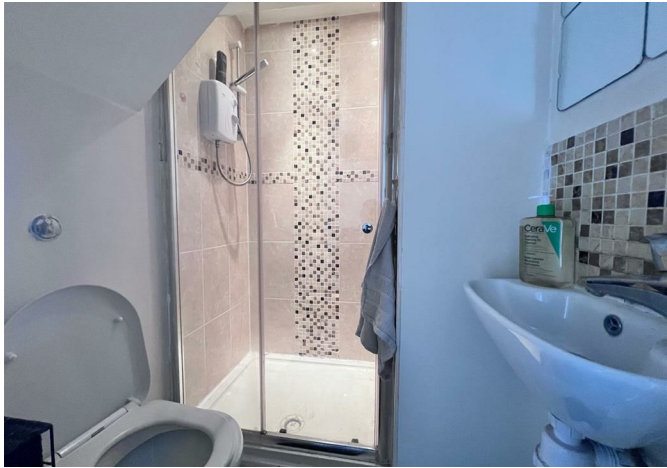
Material Information

Verified Material Information, Council tax

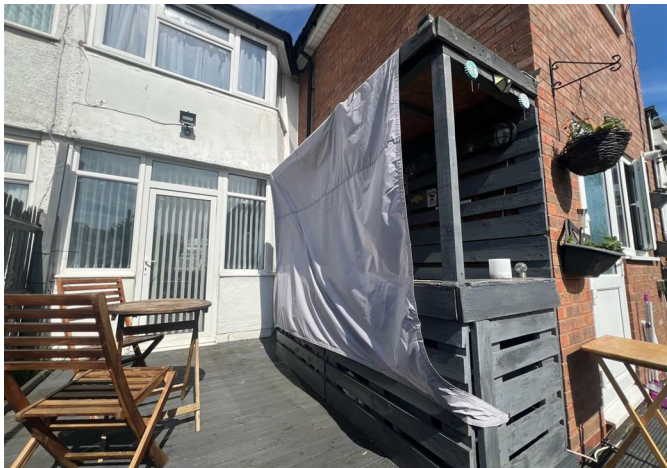
band: B, Tenure: Freehold, Property type: House, Property construction: Standard form, Electricity supply: Mains electricity, Solar Panels: No, Other electricity sources: No, Water supply: Mains water supply, Sewerage: Mains, Heating: Central heating, Heating features: Double glazing, Broadband: FTTP (Fibre to the Premises), Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good, Parking: Driveway, Building safety issues: No, Restrictions - Listed Building: No, Restrictions - Conservation Area: No, Restrictions - Tree Preservation Orders: None, Public right of way: No, Long-term area flood risk: Yes, Coastal erosion risk: No, Planning permission issues: No, Accessibility and adaptations: Level access shower, Coal mining area: Yes, Non-coal mining area: No, Energy Performance rating: D, All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are

important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.











Floor Plans



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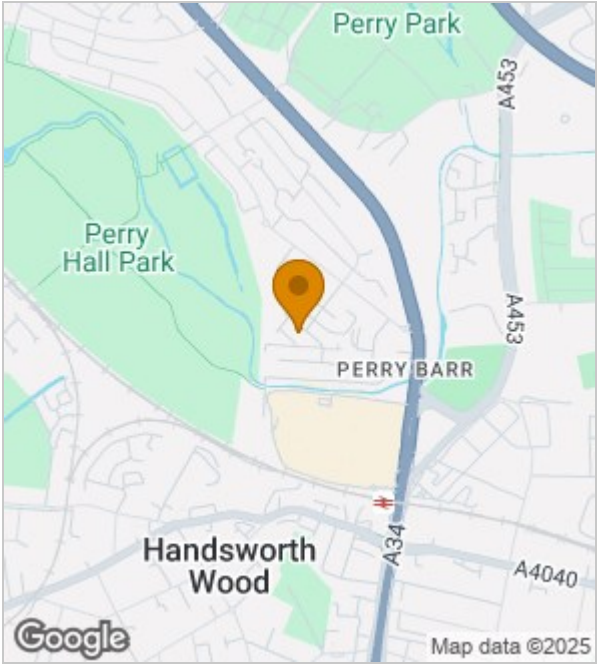
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Tenure: We have been advised by the vendor that the property is Freehold. The agent has not had sight of the title documents and therefore, a prospective buyer is advised to obtain verification from their solicitors.

Money Laundering Regulations: Intending purchasers will be asked to produce documentation at the offer stage to meet AML regulations, failure to comply with this request will result in your offer being refused. We ask for your co-operation to prevent a delay in agreeing the sale. A non refundable fee of £30.00 per person is payable at the point of the offer being accepted.

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Area Map



Energy Performance Graph

