



Perry Wood Road, Great Barr, B42 2BN

Offers Over £234,950

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Midland Residential is pleased to bring to market this fully modernised semi-detached property on Perry Wood Road, offering stylish and spacious living throughout. The ground floor features an impressive open-plan layout, ideal for contemporary family life. Upstairs, you'll find three generously sized bedrooms and a sleek, modern bathroom. Externally, the home boasts secure side access leading to a fully landscaped rear garden, complete with a functional outbuilding, patio, and designated sun area. Finished to a high standard throughout, this home combines modern aesthetics with practical living. The property further benefits from gas central heating, double-glazed windows and doors (where specified), along with off-road parking at the front and additional parking to the rear. Offered for sale as part of a chain, early viewing is highly recommended and strictly by appointment only.

- Semi Detached Property ▪ Three Bedrooms ▪ Open Reception / Kitchen / Diner ▪ Family Bathroom ▪ Rear Garden with Outbuilding
- Driveway & Rear Parking ▪ Gas Central Heating ▪ Double Glazed Windows ▪ EPC Rating F (w/s) ▪ Council Tax Band B

Description

Approach

Having block paved off-road parking, with side access leading through to the rear and having a UPVC double glazed Porch door to and enclosed area

Entrance Hallway

Having a timber framed door with two single glazed windows with lead stained glass, laminated flooring, central heating radiator, electric fuse board consumer unit, recessed spotlights, integrated smoke alarm, stairs leading to the first floor, doors leading thereof

Reception/Dining Room/Kitchen

7.67 x 2.914 x 4.620 (25'1" x 9'6" x 15'1")
FRONT RECEPTION: Having laminate flooring, central heating radiator, electric wall mounted heater, UPVC double glazed five sided bay window, recessed ceiling spot lights, DINER: Laminated flooring, central heating radiator, UPVC double glazed French doors leading to the rear with UPVC double glazed windows to the rear elevation, recessed ceiling spotlights, KITCHEN: Having laminate flooring, a selection of modern wall and

base units, with integrated oven, splash back wall tiles, laminated work surfaces, with hob inset, single bowl and drainer sink with tap over, UPVC double glazed window to the rear, UPVC double glazed door leading to enclosed side elevation, recessed ceiling lighting and plinth lighting

Lean Too

Having a tiled floor, painted walls, UPVC doors accessing the front and rear, with store access providing washing machine plumbing

Stairs & Landing

Having a fitted carpet, decorative feature wall, wooden handrail with glass side panels to stairs and landing, UPVC double glazed window to side elevation, recessed ceiling spot lights, mains operated smoke detector and loft hatch access point

Bedroom 1

3.79 x 2.66 (12'5" x 8'8")
Having a fitted carpet, central heating radiator, UPVC five sided double glazed bay window to the fore, ceiling light point

Bedroom 2

3.84 x 2.87 (12'7" x 9'4")
Having a fitted carpet, central heating radiator, UPVC double glazed two sided window to the rear, ceiling light point

Bedroom 3

1.93 x 1.86 (6'3" x 6'1")
Having a fitted carpet, central heating radiator, UPVC double glazed window to the fore, ceiling light point

Bathroom

2.03 x 1.63 (6'7" x 5'4")
Having a tiled floor, floor-to-ceiling wall tiles, P-Shaped bath and shower screen, thermostatic shower with riser and attachments close coupled WC, wash hand basin with tap over with unit below, UPVC double-glazed window with obscure glass to the rear, recessed ceiling spotlight, mechanical extractor fan, Baxi 800 central heating boiler housed in a fitted wall unit

Garden

Having a porcelain laid patio slabs, with step leading to a stone laid pathway with kerb stone borders, a mature lawn and a selection of mature plants and shrubs

with railway sleepers leading to a concrete pattern sun area, with a timber framed outbuilding measuring 2.83m x 4.65m having glazed doors and panels serving as an enclosed office area with wall lights and electric supply, with steps leading to with steps leading to a timber framed shed with gated access leading to rear allowing for additional parking.

Material Information

Council tax band: B, Tenure: Freehold, Property type: Semi Detached House, Property construction: Standard form, Electricity supply: Mains electricity, Solar Panels: No, Other electricity sources: No, Water supply: Mains water supply and Sewerage supplied by Severn Trent Water, Heating: Central heating, Heating features: Double glazing, Broadband: FTTP (Fibre to the Premises), Mobile coverage: O2 - Good (Outdoor only), Vodafone - Variable , Three - Good, EE - Variable, Parking: Driveway to the front and rear access for parking, Building safety issues: No, Restrictions - Listed Building: No, Restrictions - Conservation Area: No, Restrictions - Tree Preservation Orders: Unknown, Public right of way:

No, Long-term area flood risk: Very Low, Coastal erosion risk: No, Planning permission issues: No, Accessibility and adaptations: None, Coal mining area Yes - located on the coalfield, Energy Performance rating: F. 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.

Disclaimer

We would be delighted to discuss the purchase with you and to assist with any queries you may have regarding the property, arranging a mortgage or giving a sale valuation on your existing home. These Particulars of Sale were prepared and photographed by Midland Residential. Items contained within the property will not remain when the sale completes unless by separate negotiation. DISCLAIMER NOTICE: Consumer



Description

Protection from Unfair Trading

Regulations 2008: The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within the ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify the legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect until it has been verified by their own solicitor. All measurements in these sales particulars are approximate and photographs are deemed representative of the property, but no assumption should be made in respect of the property or locality which might not be shown.

Misrepresentation Act 1967: These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

Statements about the property are without responsibility on the part of Midland Residential, or their client, nor are they to be relied on as representations of fact. The applicant should satisfy themselves by inspection or otherwise as to the accuracy of the particulars. No representation or warranty about the property is given by the client or the Agents or any of their employees authorised to do so.

Money Laundering Regulations: Intending purchasers will be asked to produce documentation at the offer stage, and a one-off fee of £30.00 per applicant is payable. We ask for your co-operation to prevent a delay in agreeing the sale.









Floor Plans



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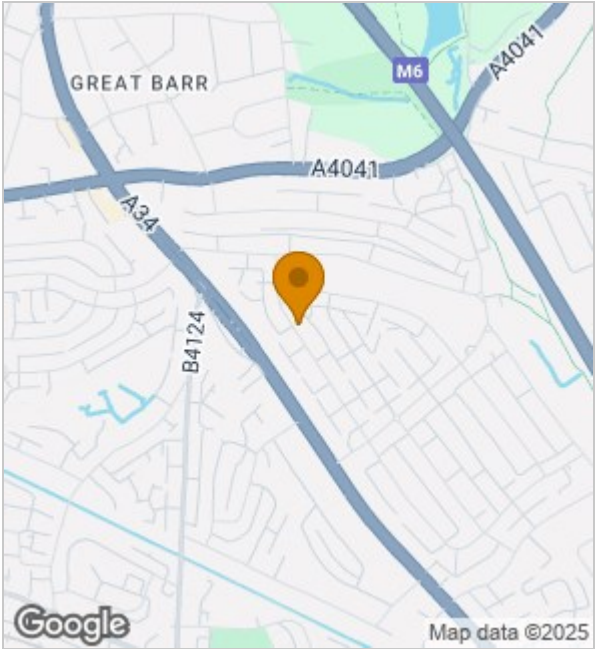
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Tenure: We have been advised by the vendor that the property is Freehold. The agent has not had sight of the title documents and therefore, a prospective buyer is advised to obtain verification from their solicitors.

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

