



Connells

Perry Wood Road
Birmingham



Property Description

This traditional four bedroom bay fronted semi-detached home is located on the Perry Beeches in the Great Barr area of North Birmingham. Being so heavily extended to the side and into the roof space, the dormer in the roof provides us with an additional bedroom and has ensuite to the Master bedroom, making this home an ideal purchase for a growing family. Nearby amenities are the shopping parade of Scott Arms, which include Ali Supermarket, retrain him to slow down, newsagents and also access to the M6 & M5 Motorways.

The elevated home is in a popular area with a choice of schools being nearby such as Calshot Primary & Whitecrest. It briefly comprises of an entrance porch, entrance hall, lounge, modern galley style White High Gloss fitted kitchen with work surfaces over with some integral appliances, dining area, first floor landing, family bathroom, 3 x bedrooms, and stairs leading into the loft conversion, here is the Master bedroom with the ensuite.

Ground Floor Accommodation

Entrance Porch

PVC front door leading into the porch, tiled flooring, and a further door leading into the entrance hall.

Entrance Hall

Stairs rising to the first floor, radiator. doors leading into the lounge, dining room, kitchen, guest wc and entrance porch,

Lounge

13' 10" Into Bay x 10' 11" Into Recess (4.22m Into Bay x 3.33m Into Recess)
Bay to the front, Gas fire with feature surround, TV point & Tel point and a radiator.

Dining Room

11' 3" x 9' 11" (3.43m x 3.02m)
Feature radiator, inset gas fire and slate effect tiling into the Alcove, and being open plan to my kitchen.



Kitchen/diner

15' 9" into doorway x 16' 6" Max (4.80m into doorway x 5.03m Max)

Spotlights to ceiling, door to entrance hall, window to rear, Arch to and from Dining Room, plumbing for dishwasher and washing machine, patio doors to rear garden, high gloss wall and base units with surfaces over. Integral appliances consist of a 4 burner gas hob with double oven, stainless steel cooker hood over and space for an American style fridge freezer.

Guest Wc

Low level wc, radiator, ceramic bowl wash hand basin with Chrome mixer tap and window to the side.

First Floor Accommodation

First Floor Landing

Window to the side, staircases leading down to the ground floor entrance hall and second floor which provide access into the master bedroom and doors leading into the family bathroom and three first floor bedrooms,

Bedroom Two

14' 3" into bay x 10' 1" into recess. (4.34m into bay x 3.07m into recess.)

Bay window to the front, radiator and door leading onto the landing.

Bedroom Three

10' 1" into recess x 10' (3.07m into recess x 3.05m)

Fitted wardrobes x 2, radiator, window to the rear, radiator and a door leading onto the landing.

Bathroom

6' 1" x 5' 2" (1.85m x 1.57m)

Jucuzzi corner panel bath, shower cubicle with electric shower, obscure window to the rear, low level wc, extractor fan, spotlights to the ceiling, tiling throughout and a door leading onto the landing.

Second Floor Accommodation

Second Floor Landing

Door providing access into the master bedroom and stairs leading down to the first floor landing.

Bedroom One

13' 9" restricted head height x 10' 3" max (4.19m restricted head height x 3.12m max)

Skylight to front, fitted wardrobes with double doors, dorma window to rear, radiator, further storage built into the eaves and door leading into the ensuite and onto the second floor landing.

En-Suite

Obscure window to rear, low level WC, extractor fan, corner shower cubicle and a ceramic pedestal wash hand basin wit Chrome tap fittings.

External

Frontage

Block paved driveway for two cars edged with a brick built wall fitted with feature Ironmongery, which separates the driveway from the few steps leading up to the entrance porch door.

Rear Garden

Split level rear garden that has been completely slabbed for low maintenance, but having a man made half height flower bed containing a range of plant life. Access to the garage is also from here, and there is a range of panel fencing to the boundaries and a side gate leading to the front of the property.









Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

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