



Perry Park Crescent, Birmingham B42 2LS

welcome to

Perry Park Crescent, Birmingham

SEMI DETACHEDTHREE BEDROOMS***THREE RECEPTION ROOMS***DOWNSTAIRS WET ROOM***UPSTAIRS WET ROOM***OFF ROAD PARKING***DOUBLE GLAZING & CENTRAL HEATING***CHAIN FREE***

Entrance Porch

Double glazed windows to front and side, door to front and wall light.

Entrance Hall

Double glazed door to front, ceiling light point and two radiators.

Lounge

15' 11" x 9' 7" (4.85m x 2.92m)

Gas fire place, wall light, radiator and two ceiling light points.

Dining Room

7' 11" x 7' 4" (2.41m x 2.24m)

Ceiling light point and door to cloak room.

Wet Room

Double glazed window to front, plumbing, wash hand basin, low level WC, ceiling light point and radiator.

Reception Room Three

15' 8" x 9' 7" (4.78m x 2.92m)

Window to front, patio doors to rear leading out to garden, wall light and radiator.

Kitchen

16' x 6' 5" (4.88m x 1.96m)

Double glazed window to rear, base units with work surfaces over, sink and drainer unit, electric oven and hob, pantry, door to side entrance, ceiling light point and radiator.





Landing

Double glazed window to side, ceiling light point and loft access to boarded and insulated loft space with power and light.

Bedroom One

16' 11" x 10' 1" (5.16m x 3.07m)
Double glazed window to front, ceiling light point and radiator.

Bedroom Two

16' 1" x 9' 11" (4.90m x 3.02m)
Double glazed window to rear, fitted wardrobes, wash hand basin, ceiling light point and radiator.

Bedroom Three

11' 10" x 6' 6" (3.61m x 1.98m)
Double glazed window to rear, ceiling light point and radiator.



Wet Room

Double glazed window to front, shower, wash hand basin, low level WC, extractor fan, cupboard housing wall mounted central heating boiler, ceiling light point and radiator.

Note

Council tax band: C

Rear Garden

Patio area, mainly laid to lawn and fenced surround.



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- SEMI DETACHED
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- DOWNSTAIRS WET ROOM
- UPSTAIRS WET ROOM

Tenure: Freehold EPC Rating: D

offers in excess of

£260,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
GRB110139 - 0002

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