



Perry Park Crescent, BIRMINGHAM B42 2LS

welcome to

Perry Park Crescent, BIRMINGHAM

FOUR BEDROOMFREEHOLD***SEMI DETACHED***TWO RECEPTION ROOMS***LARGE GARDEN***DRIVEWAY***DOUBLE GLAZED***CENTRAL HEATING***

Agent Note

Council Tax Band D

Entrance Hall

Stairs to first floom , ceiling light point, two radiators

Lounge

16' 10" x 15' 11" (5.13m x 4.85m)

Patio doors to the rear of the property, featured fire place and gas fire, radiator, two ceiling light points

Dining Room

14' 9" x 11' 9" (4.50m x 3.58m)

Patio door to rear, featured fire place, ceiling light point, radiator

Study/Bedroom Four

16' 4" x 7' 7" (4.98m x 2.31m)

Double glazed window to the front of the property, laminate floorin, ceiling light points, spot lights, radiator

Kitchen

12' x 11' (3.66m x 3.35m)

Double glazed window and UPVC door to the rear, a range of wall and base units with roll top worksurface, sink and drain, gas hob and extractor fan, double oven, plumbing for dish washer, radiator, tiled flooring, ceiling light point and fan, spot light

Utility

13' 9" x 4' 4" (4.19m x 1.32m)

Double Glazed Window to the front, UPVC door to the side, Plumbing for appliances, wall mounted boiler.





Landing

Double glazed window to the side of property, loft access, ceiling light point

Bedroom One

10' 11" x 8' 1" to wardrobe (3.33m x 2.46m to wardrobe)
Double glazed window to the front of the property, fitted wardrobes, ceiling light point and fan

Bedroom Two

16' x 10' (4.88m x 3.05m)
Double glazed window to rear, radiator, ceiling light point

Bedroom Three

11' 10" x 6' 8" (3.61m x 2.03m)
Double glazed window to the rear of the property, built in wardrobes, radiator, ceiling light point with fan

Shower Room

Double glazed window to the front of the property, wet room shower, low level WC, wash hand basin with vanity unit, extractor fan, spot lights, tiled flooring

Rear Garden

wrap around garden rear and side, lawn and patio area pond and fence boarder



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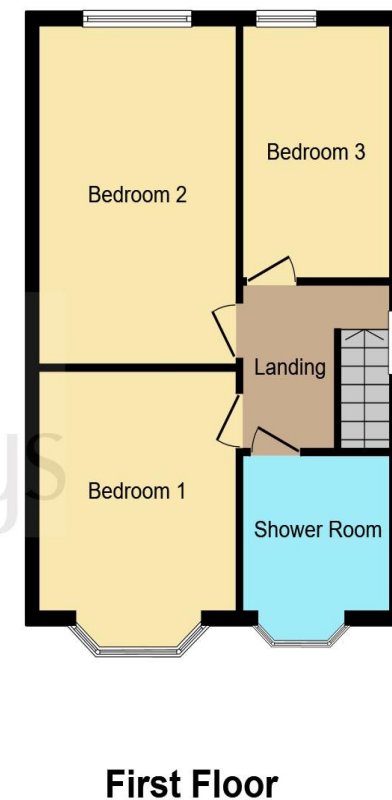
welcome to

Perry Park Crescent, BIRMINGHAM

- FOUR BEDROOM
- FREEHOLD
- SEMI DETACHED
- TWO RECEPTION ROOMS
- LARGE GARDEN

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in excess of
£325,000



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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Property Ref:
GRB110902 - 0005

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