



Perry Wood Road, Birmingham B42 2BG

welcome to

Perry Wood Road, Birmingham

A well-presented three-bedroom semi-detached freehold property in Great Barr, featuring a large gravel driveway, modern kitchen diner, guest WC, and a private rear garden. Conveniently located on Long Perry Wood Road, close to local amenities and transport links.

Agent Note

Council Tax Band B

Approach

Gravel Driveway

Entrance Hall

Ceiling light point, radiator, tiled flooring, downstairs cupboard

Guest Wc

Double glazed window to the side, guest WC, radiator, sink

Lounge

12' 2" into bay x 8' 10" (3.71m into bay x 2.69m)
Double glazed bay window to the front of the property, radiator, ceiling light point, laminate flooring

Kitchen

17' 3" max x 21' 11" max (5.26m max x 6.68m max)
Kitchen/diner/lounge
Double glazed window and french doors to the rear, tiled floor in kitchen area, laminate flooring in the lounge/diner, a range of wall and floor cabinets with a roll top worksurface, sink and drainer, radiator, three ceiling light points

Landing

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

Bedroom One

12' 9" into bay x 8' 9" (3.89m into bay x 2.67m)
Double glazed bay window to the front of the property, radiator, ceiling light point, carpeted

Bedroom Two





12' 9" into bay x 8' 9" (3.89m into bay x 2.67m)
Double glazed bay window to the rear of the property, radiator, ceiling light point, carpeted

Bedroom Three

8' x 7' 11" max (2.44m x 2.41m max)
Double glazed window to the rear of the property, carpeted, ceiling light point, radiator

Bathroom

Double glazed window to the front of the property, shower over the bath, WC, sink, heated towel rail, ceiling light point, tiled flooring, half tiled walls

Rear Garden

Side gated access, Large rear gated access, large garden, decking area



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welcome to

Perry Wood Road, Birmingham

- FREEHOLD
- SEMI DETACHED
- THREE BEDROOM
- TWO RECEPTION ROOMS
- LARGE EXTENSION

Tenure: Freehold EPC Rating: D

offers in excess of

£230,000



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:
GRB111140 - 0002

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0121 358 2281



greatbarr@shipways.co.uk



905 Walsall Road, Great Barr, BIRMINGHAM,
West Midlands, B42 1TN



shipways.co.uk