



**Walsall Road, Perry Barr Birmingham B42 2LY**

**welcome to**

## **Walsall Road, Perry Barr Birmingham**

Beautifully presented and extensively renovated semi-detached home with lounge, dining room, kitchen, utility, and WC. Offers three bedrooms, master with en-suite, family bathroom, driveway, side garage, rear garden, and summer house.

### **Approach**

Paved driveway for multiple cars, double doors into the garage, door into

### **Entrance Hall**

Tiled, radiator, ceiling light point, storage cupboard

### **Guest Wc**

Single glazed window into garage, guest WC, sink with vanity unit, radiator

### **Lounge**

13' 11" x 12' 11" ( 4.24m x 3.94m )

Double glazed french doors to the rear of the property, log burner, herringbone laminate flooring, ceiling light point, radiator

### **Dining Room**

14' 2" into bay x 12' 11" ( 4.32m into bay x 3.94m )

Double glazed bay window to the front of the property, herringbone laminate, ceiling light point, radiator

### **Kitchen**

10' 5" x 9' 5" ( 3.17m x 2.87m )

Double glazed window to the rear of the property, a range of wall and floor cabinets with a roll top worksurface, integrated cooker and dishwasher, gas hob, herringbone laminate

### **Utility Room**

Opening to kitchen, a range of wall and floor cabinets with a roll top worksurface, space for freestanding, fridge/freezer, washing machine and tumble dryer, herringbone laminate, spot lights







### **Landing**

Single glazed window to the side of the property, sky light, carpeted, ceiling light point

### **Bedroom One**

14' 8" x 13' ( 4.47m x 3.96m )

Double glazed window to the front of the property, laminate flooring, fitted wardrobes, ceiling light point, radiator

### **Ensuite**

Double shower, WC, sink with vanity unit, half tiled walls, vinyl flooring, heated towel rail, spot lights.

### **Bedroom Two**

Irregular Shaped Room 13' 11" MAX x 13' MAX ( 4.24m MAX x 3.96m)

L SHAPE ROOM 13'00 INTO WARDROBE X 8'07 - 4'08 X 5'04

Double glazed window to the rear of property, laminate flooring, ceiling light point, radiator

### **Bedroom Three**

10' 2" x 9' 6" ( 3.10m x 2.90m )

Double glazed window to the rear of the property, laminate flooring. ceiling light point, radiator, loft access

### **Bathroom**

Double glazed window to the side of the property, Shower over the bath, WC, sink with storage cupboard, tiled flooring, spot light

### **Rear Garden**

Lawn and patio area, wooden summerhouse to rear, greenhouse

### **Side Garage**

36' 5" x 11' 7" ( 11.10m x 3.53m )

Single glazed window to the rear of garage

### **Summerhouse**

Double glazed window to the front and side of the summerhouse, laminate flooring, strip lights



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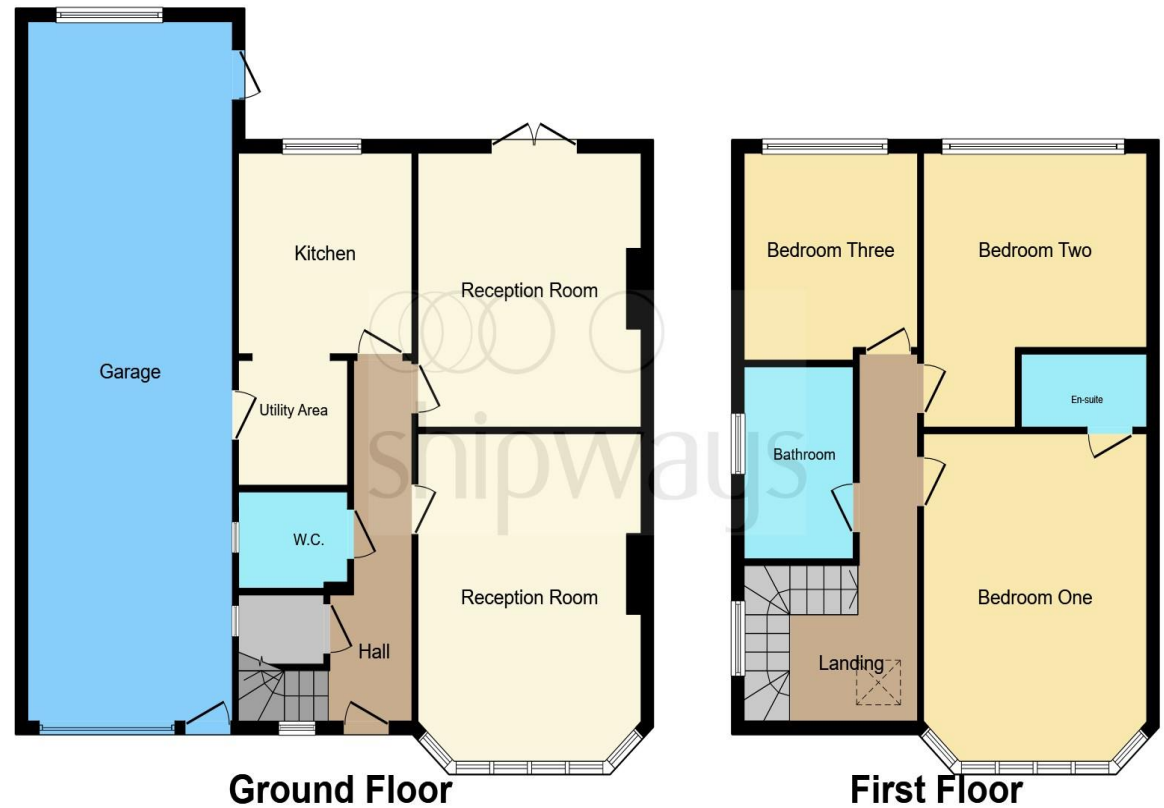
welcome to

## Walsall Road, Perry Barr Birmingham

- SEMI-DETACHED
- THREE BEDROOMS & MASTER ENSUITE
- LOUNGE & DINING ROOM
- KITCHEN
- UTILITY & GUEST WC

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

**£475,000**



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](http://www.focalagent.com)

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