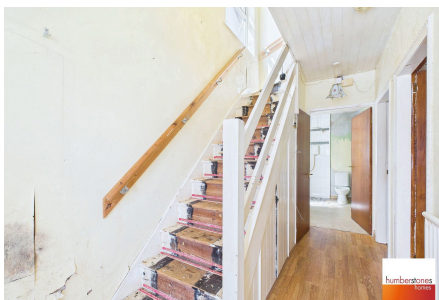## 49 Perry Hill Road,

£230,000

3 | 2 | 1

Offered for sale with NO UPWARD CHAIN, this is a GOOD SIZED 3 BEDROOM SEMI- DETACHED HOME, requires modernisation but offers good potential. Situated within this POPULAR LOCATION. DRIVE PROVIDING OFF ROAD PARKING. 2 RECEPTION ROOMS. Explore this property with our 360 degree virtual tour.

Key Features

- NO UPWARD CHAIN - GOOD SIZED 3 BED SEMI DETATCHED

- EXPLORE THIS PROPERTY WITH OUR 360 DEGREE TOUR

- LOUNGE AND SEPERATE DINING ROOM

- REQUIRIES SOME MODERNISATION BUT OFFERS GREAT POTENTIAL

- EPC RATING D

- POPULAR SOUGHT AFTER LOCATION, CLOSE TO HAGLEY ROAD WEST

- DRIVE PROVIDING OFF ROAD PARKING

- DOWNSTAIRS SHOWER ROOM AND FIRST FLOOR BATHROOM

- COUNCIL TAX BAND C

-

Kitchen
5'9" x 12'5"
1.77 x 3.80 m

Dining Area
12'9" x 10'2"
3.91 x 3.12 m

Lounge Room
11'10" x 10'2"
3.61 x 3.12 m

Shower Room
9'2" x 5'10"
2.80 x 1.79 m

Hallway
13'3" x 5'9"
4.06 x 1.76 m

Floor 0

Bedroom
12'10" x 9'2"
3.93 x 2.80 m

Bedroom
14'8" x 9'1"
4.48 x 2.79 m

Bedroom
9'4" x 5'11"
2.86 x 1.80 m

Landing
7'1" x 3'3"
2.18 x 1.00 m

Bathroom
7'9" x 5'9"
2.37 x 1.78 m

Floor 1

Approximate total area(1)
832 ft²
77.3 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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