



*Draft Details Awaiting
Vendors Approval.*

Anstey Road, Perry Barr
Birmingham, B44 8AW

Offers Over £230,000

Perry Barr

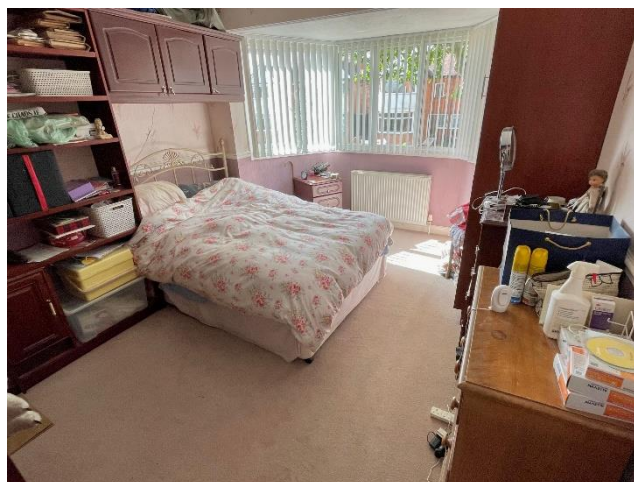
Offers Over £230,000



Offered with no upward chain, this spacious and individually designed three bedroom traditional semi detached, has a lovely layout meaning the front reception room and bedroom above are not directly linked to the adjoining property which provides additional privacy.

Located on this highly popular and sought after road close to Greenholm Primary School, the property is set behind a front garden and is accessed via a large porch which leads to the reception hall with stairs off whilst the lounge has a bay window to the front and a lovely feature log burner with oak mantel over. The rear family room has a bay window to the rear garden and is open into the kitchen which has ample scope to improve with a window to the side and double doors out to the garden. On the first floor there are three bedrooms, the master is a double with a bay window to the front and fitted wardrobes, the second bedroom is also a double with a window to the rear whilst the third bedroom is a single in size with an oriel window to the rear. The shower room has corner shower cubicle, wall tiling and a window to the side.

Outside the rear garden has a patio area suitable for garden furniture and leads to the lawn with flower borders, mature shrubs and there is a large concrete sectional rear garage accessed via the right of way and this double glazed and centrally home must be viewed.





Property Specification

NO UPWARD CHAIN
THREE BEDROOMS
TRADITIONAL SEMI DETACHED
POPULAR LOCATION
CLOSE TO GREENHOLM PRIMARY SCHOOL

Reception Hall
2.72m (8'11") x 1.79m (5'10")

Lounge
4.34m (14'3") into bay x 3.29m (10'10")

Kitchen
4.66m (15'4") x 2.44m (8') max

Dining Room
4.01m (13'2") into bay x 3.29m (10'9")

Bedroom 1
4.55m (14'11") into bay x 3.29m (10'10")

Bedroom 3
2.51m (8'3") x 2.11m (6'11")

Bedroom 2
4.08m (13'5") into bay x 2.99m (9'10")

Shower Room
2.03m (6'8") x 1.68m (5'6") max

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 25th September 2023

Viewer's Note:

Services connected: Mains Gas, Electric, Water, Drainage

Council tax band: C

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

