



College Road, Perry Barr  
Birmingham, B44 8DP

Offers Over £175,000

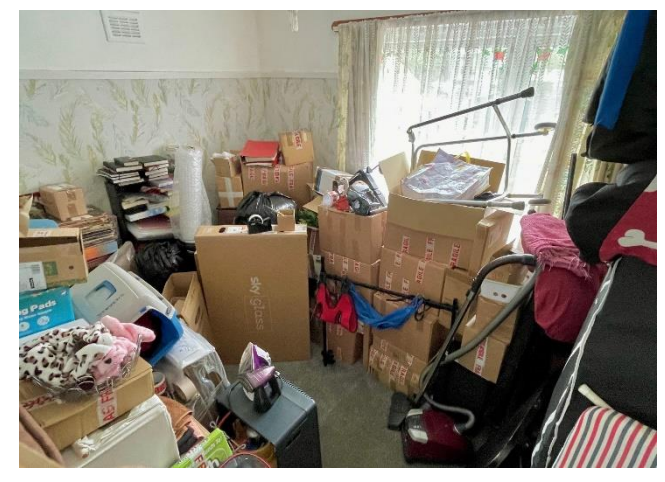
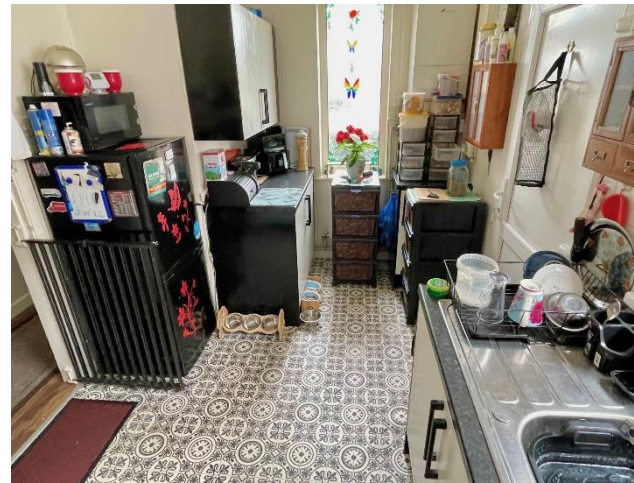
# Perry Barr

Offers Over £175,000



A rare opportunity to purchase this affordable, good size two bedroom detached bungalow which is situated at the lights on College Road and Aldridge Road. There is a slabbed frontage (kerb not dropped) and the property is accessed via a porch which opens into the reception hall and the lounge is well proportioned with a bay window to the front and feature fireplace. The kitchen has some fitted units with spaces for a cooker and washing machine and there is a window to the front and a window and door to the side. The main bedroom is a double with a window to the rear whilst the second bedroom will also take a double bed with a window to the rear. The modern refitted shower room has a white suite with a separate 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 two sheds, gated side entrance and this double glazed and centrally heated home must be viewed.





## Property Specification

TWO BEDROOMS  
DETACHED  
BUNGALOW  
REFITTED SHOWER ROOM  
WELL PROPORTIONED LOUNGE

**Reception Hall**  
5.62m (18'5") x 1.53m (5')

**Lounge**  
5.26m (17'3") into bay x 3.33m (10'11")

**Kitchen**  
3.92m (12'10") max x 2.44m (8') max

**Bedroom 1**  
3.66m (12') x 3.33m (10'11")

**Bedroom 2**  
3.47m (11'5") x 2.56m (8'5")

**Shower Room**  
2.41m (7'11") x 1.56m (5'1")

### 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: 26<sup>th</sup> March 2024

### Viewer's Note:

Services connected: 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)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

## Map Location

