



Walsall Road, Perry Barr
Birmingham, B42 2LT

£475,000

Paul Carr Estate Agents are delighted to present to the market this one off and immaculate extended four bedroom semi-detached. A perfect home for families upsizing or many other range of buyers, this home truly ticks all the boxes.

The property is set behind a block paved driveway and provides access to a useful porch area through to a welcoming entrance hall with various doors leading off and stairs to the first floor.

To the front is a bright and spacious dining room, great for family meal times. The living room benefits from a large bay window to the fore and runs right through with access into the rear extension creating a lovely all round space which also provides elevated views of the garden, and the added bonus of a log burner perfect for staying cosy warm on chilly nights. A patio door opens out from here to the outside decking. The breakfast kitchen has been thoughtfully extended and well maintained comprising a range of wall and base mounted units with rolled edge granite effect work surface, feature vertical radiator, plentiful space for appliances and double doors out into the garden. In addition, the hallway provides a W.C under the staircase.

On the first floor, there is an L- Shaped landing with access to a boarded loft space. Four generously sized bedrooms. The principle bedroom features fitted wardrobes, aspect to the front, and benefits from an en-suite bathroom. Bedroom Two also has aspect to the front and has excellent fitted wardrobes running the length of the room also benefiting from a large bay window to the fore, bedrooms three and four are both to the rear with great views over the garden whilst completing the upstairs accommodation is a well presented family bathroom. Leading from a side door in the lounge downstairs to the basement which offers a fantastic additional space and has complete flexibility for a new owners usage to be used as a study / sitting room/ hobby room.

The basement also benefits from two store rooms and patio doors leading out to the garden.

Outside the rear garden creates a stunning outside space to enjoy, with unique spiral decking leading to the garden featuring great patio seating areas. slabbed with grass lawns, fences and hedges.

This extended home really must be viewed to be fully appreciated and benefits from central heating and double glazing.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C payable to Birmingham City Council.

Services Connected: mains electricity, gas, water and drainage

Viewings: Strictly via appointment through our Great Barr Residential Sales Department on 0121 325 1133

or via Greatbarr@paulcarrestateagents.co.uk



Hallway 13' 9" x 6' 2" (4.18m x 1.88m)

Dining Room 14' 1" x 8' 0" (4.28m x 2.44m)

Through Lounge 28' 1" x 10' 11" (8.55m x 3.34m)

Extended Breakfast Kitchen
12' 10" x 14' 7" (3.91m x 4.44m)

Rear Extension 12' 10" x 14' 7" (3.91m x 4.44m)

L Shaped Landing Area 10' 4" x 6' 2" (3.15m x 1.87m)

Bedroom One 7' 10" x 14' 8" (2.4m x 4.46m)

En-suite 5' 3" x 8' 0" (1.59m x 2.43m)

Bedroom Two 15' 8" x 11' 0" (4.77m x 3.36m)

Bedroom Three 12' 1" x 11' 0" (3.69m x 3.35m)

Bedroom Four 13' 7" x 7' 6" (4.13m x 2.29m)

Family Bathroom 8' 3" x 6' 2" (2.52m x 1.87m)

Basement Lounge and Office area
31' 9" x 15' 2" (9.67m x 4.62m)

Store Room One 11' 1" x 6' 1" (3.39m x 1.85m)

Store Room Two 6' 7" x 6' 2" (2m x 1.87m)





Floor Plan

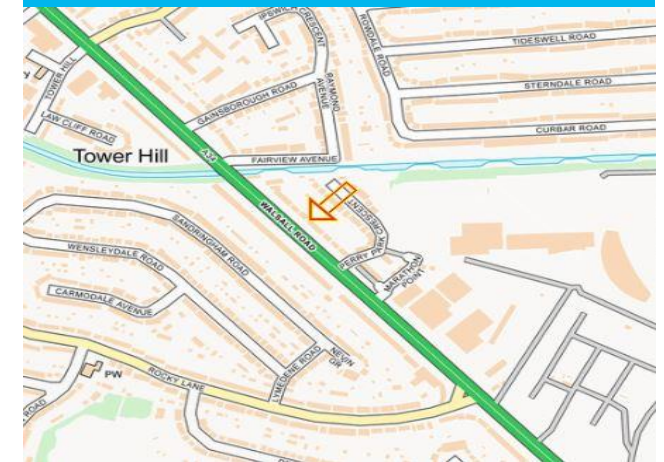
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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: