



Walsall Road, Perry Barr  
Birmingham, B42 2LT

Offers in the Region Of £325,000

# Great Barr

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

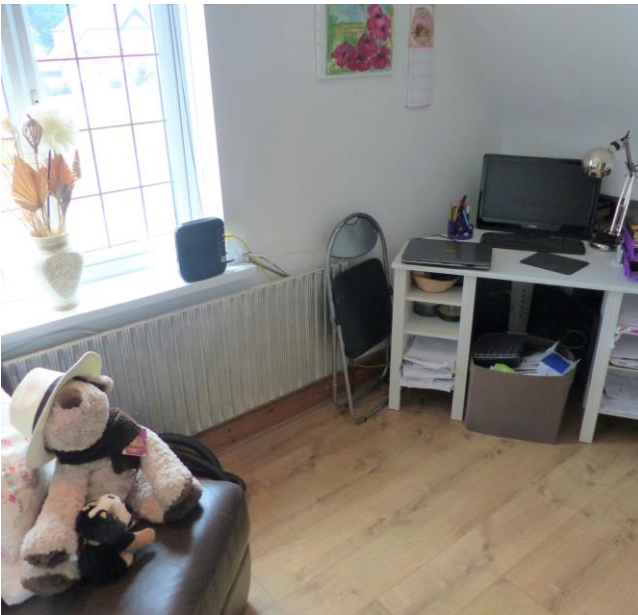
The property is set behind a fantastic block paved driveway leading to the front entry.

Internally a welcoming entrance hall has doors leading off to all downstairs rooms, stairs to the first floor and access to a large cellar/basement which spans the width and perimeter of the ground floor. A downstairs bedroom is located to the left of the hallway on entry and is a double room with an en-suite shower room. To the front is a bright and spacious front reception which benefits from a large bay window to the fore, double doors lead from here to a second reception room with picture window to the garden and door leading through to the kitchen and diner. The kitchen is well appointed and comprises of a range of wall and base mounted units with plentiful worktop surfaces, circular sink with side drainer, gas hob and oven, space for all white goods, double glazed window and a patio door out to the garden.

On the first floor, the landing leads to three bedrooms, the master having a bay window and aspect to the front, a rear double bedroom and a smaller third bedroom with useful in-built storage. Completing the upstairs accommodation is a family bathroom including a corner bath with shower over, wash hand basin and low level W.C.

Outside the rear garden creates a stunning outside space to enjoy, with a pleasant raised decking area and steps leading to the garden which is mainly laid to lawn with fences and hedges, greenhouse, one timber and one metal garden shed.





## Property Specification

EXTENDED FOUR BEDROOM SEMI DETACHED  
 IMPRESSIVE INTERNAL CONDITION  
 TWO RECEPTION ROOMS  
 MODERN FITTED KITCHEN/DINER  
 DOWNSTAIRS BEDROOM FOUR WITH EN-SUITE  
 BASEMENT/CELLAR

|                                    |                                            |
|------------------------------------|--------------------------------------------|
| Reception Hall                     | 4.32m x 1.86m                              |
| Downstairs Bedroom Four            | 3.22m x 2.40m                              |
| En Suite                           | 2.47m x 0.91m                              |
| Front Reception Room               | 4.89m x 3.30m into bay                     |
| Rear Reception Room                | 3.91m x 3.30m                              |
| Modern Fitted Kitchen              | 4.36m x 4.10m                              |
| Landing Area                       | 3.36m x 2.08m                              |
| Bedroom One                        | 4.81m x 3.61m                              |
| Bedroom Two                        | 3.79m x 3.31m                              |
| Bedroom Three                      | 2.61m x 3.53m max<br>plus built in storage |
| Modern Bathroom                    | 2.50m x 1.85m                              |
| Block Paved Driveway               |                                            |
| Large Rear Garden                  |                                            |
| Central Heating and Double Glazing |                                            |

### 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: 18th September 2019

### Viewer's Note:

Services connected: mains gas, electric, water and 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> |         | 86                      |
| (81-91)                                     | <b>B</b> |         |                         |
| (69-80)                                     | <b>C</b> |         |                         |
| (55-68)                                     | <b>D</b> |         |                         |
| (39-54)                                     | <b>E</b> | 43      |                         |
| (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

