

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * EXTENDED SEMI DETACHED HOUSE
- * THREE BEDROOMS
- * EXTENDED OPEN PLAN LOUNGE/DINER
- * FITTED KITCHEN
- * SEPARATE UTILITY ROOM
- * FAMILY BATHROOM
- * POTENTIAL TO EXTEND/CONVERT GARAGE (STPP)
- * LOW MAINTENANCE REAR GARDEN
- * LARGE DRIVEWAY & SINGLE GARAGE
- * NO UPWARD CHAIN



Perry Park Crescent, Birmingham, B42 2LS - Offers in excess of £250,000.

Acres are delighted to offer for sale this extended semi detached family home located just off the Walsall Road with fantastic local schooling, public transport links into Birmingham City Centre along with access into Alexander Stadium and local canals! The property benefits from double glazing and gas central heating (both where specified). The interiors include large enclosed porch along with large and welcoming hallway leading into; extended through living / dining room, fitted kitchen and separate utility room. To the first floor is a landing with access to loft and doors into two double bedrooms, one single bedroom with fitted wardrobes and family bathroom. Outside is a driveway with parking space for multiple cars along with access to garage front and to the rear is a low maintenance paved garden. This is a very popular road so an early viewing is highly recommended to appreciate the potential on offer! NO UPWARD CHAIN – IDEAL FIRST TIME BUY!

Accessed from the fore via long driveway offering off road parking along with access to garage front and door leading into;

PORCH: 9'0 x 4'6: Double glazed windows and door with door into;

HALLWAY: 8'8 max, 5'6 min x 10'11: Stairs to first floor, radiator and doors into;

EXTENDED LIVING/DINING ROOM: 9'10 max, 9'3 min x 24'4 : A great size extended living / dining area with fire, radiator and double glazed double doors to rear.

KITCHEN: 6'4 x 16'7: Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, double glazed window to side, tiling to splashback, space and plumbing for washing machine, radiator and door into;

SEPARATE UTILITY ROOM: 9'10 max, 9'3 min x 25'1: Having wall and base units and doors to front and rear along with space and plumbing for washing machine and dryer.

LANDING: 6'3 max, 3'2 min x 7'10: Double glazed opaque window to side and doors into;

BEDROOM ONE: 10'1 max, 8'3 (wardrobe) x 16'0: A great size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM TWO: 9'11 x 10'11: A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 6'4 x 11'10 max, 9'10 (wardrobe): A final good sized bedroom, double glazed window to rear, built in wardrobe system and radiator.

BATHROOM: 6'4 x 6'10: Fitted suite with panelled bath, electric shower over, wash hand basin, close couple W.C., tiling to walls, radiator and double glazed opaque window to front.

REAR GARDEN: A good size low maintenance garden with paved area throughout and fencing to borders.

INTERNAL GARAGE: 7'6 x 16'8: Up and Over garage door, ceiling light and potential to be converted (STPP).

TENURE: We have been informed by the vendors that property is **Freehold**. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: C.

VIEWING: Recommended via Acres on 0121 358 6222.

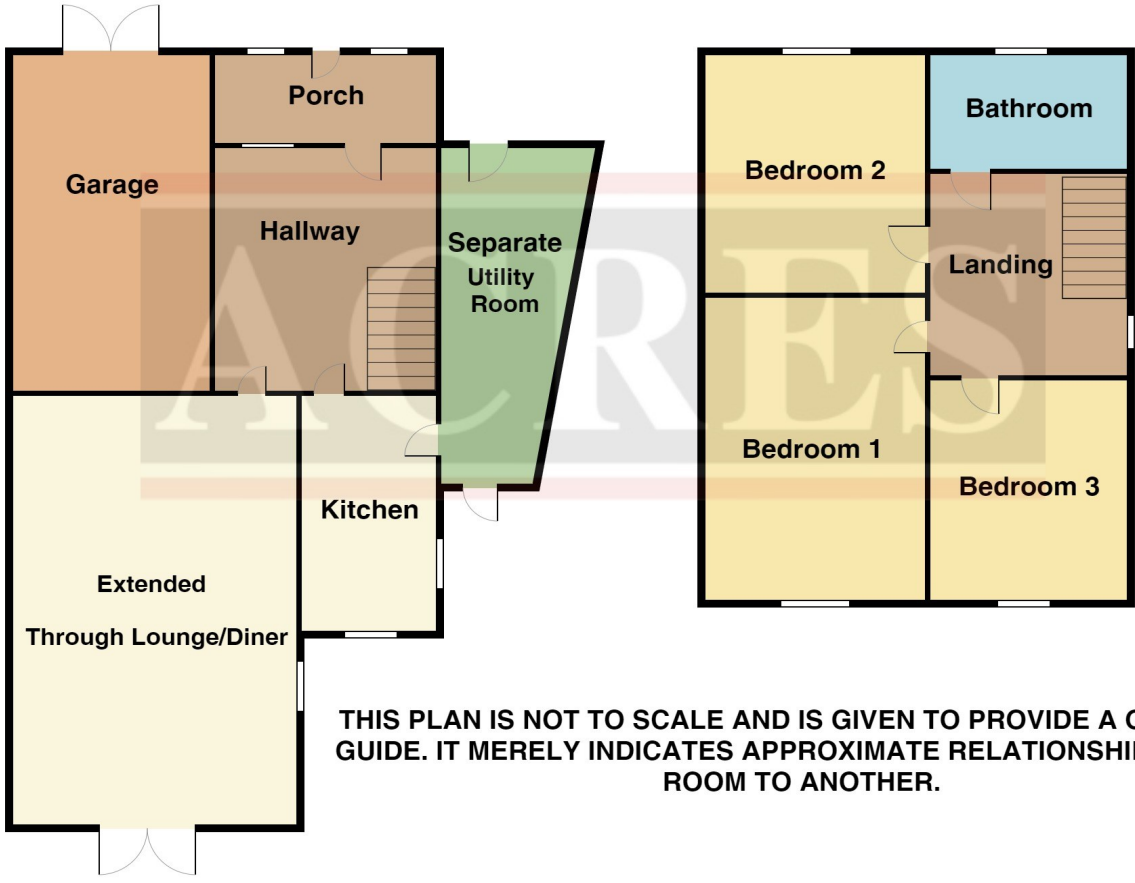


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

PERRY PARK CRESCENT



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PERRY PARK CRESCENT, GREAT BARR B42 2LS