

# ACRES

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DRAFT

- Three bedroomed, freehold semi detached home
- Well appointed bathroom
- Attractive front lounge
- Appealing dining/breakfast room
- Impressive fitted kitchen leading to utility
- Expansive rear garden
- Single garage to off-road track
- Multivehicle drive to fore
- Close to local amenities
- Opportunity for personalisation



**PERRY WOOD ROAD, GREAT BARR, B42 2BL - OFFERS AROUND £250,000**

Set in an impressive and elevated position just off the main road, this three-bedroomed, semi-detached freehold family home offers a fantastic opportunity for growing families and discerning buyers alike. With uninterrupted views to the rear overlooking Perry Beeches, the property enjoys a peaceful setting whilst benefiting from exceptional local amenities and transport links. Situated within a sought-after residential area, the home lies close to highly regarded schools and is just minutes from the popular Scott Arms shopping centre, providing a variety of essential shops and services. Excellent transport links, including readily available bus services and easy access to nearby motorway connections, ensure convenient commuting options. Internally, the property benefits from gas central heating and PVC double glazing (both where specified) and briefly comprises: a welcoming porch and entrance hall, a spacious family lounge, and a bright breakfast/dining area that leads into a fitted kitchen. A side passage/utility space offers additional practicality and storage. Upstairs, there are three well-proportioned bedrooms, all serviced by a modern family bathroom. Externally, the property boasts a generous multivehicle driveway to the front, while the rear garden features a paved patio area, leading onto a well-maintained lawn, bordered by mature shrubs and bushes for added privacy. A rear garage is also accessible, providing further storage or parking options. Early viewing is highly recommended to fully appreciate the space, location, and potential this family home has to offer.

**PORCH:** Double glazed entrance door and door leading into;

**HALLWAY:** Stairs to first floor, radiator and doors into;

**LOUNGE:** 16'04 max, 13'05 min x 9'09 (into bay): A great size living area with wall mounted fire, radiator and double glazed bay window to front.

**BREAKFAST ROOM:** 9'08 x 8'06: Another good sized living space with double glazed bay window to rear, radiator, leading into;

**FITTED KITCHEN:** 11'11 x 5'10: Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback and PVC door to rear.

**LANDING:** Double glazed opaque window to side and doors into;

**BEDROOM ONE:** 12'09 x 9'05: A great size double bedroom with double glazed window to rear and radiator.

**BEDROOM TWO:** 12'05 x 10'06: A further good size double bedroom with double glazed window to front and radiator.

**BEDROOM THREE:** 7'01 x 6'03: Double glazed window to rear and radiator.

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

**SIDE PASSAGEWAY:** 21'09 x 9'01 max, 3'05 min: Access to front and rear, space and plumbing for washing machine and space for fridge freezer.

**REAR GARDEN:** A good size garden with paved patio area and lawn with fencing to borders.

**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:** B.

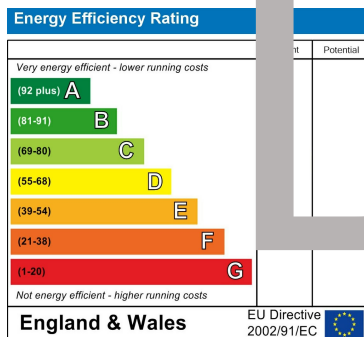
**VIEWING:** Recommended via Acres on 0121 358 6222.



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(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : B

VIEWING: Highly recommended via Acres on 0121 358 6222



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

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.