



Perry Walk  
Birmingham





### Property Description

A spacious ground floor maisonette in a popular area of Erdington that offers accommodation over two floors with three bedrooms, large kitchen diner and much more. This is an ideal first home but would suit almost any type of buyer, including investors due to the high yield available. Benefits include allocated parking, garden, extended lease on completion and much more! Book your viewing with Burchell Edwards today!

### Entrance Porch

UPVC door to front elevation and quarry tiled flooring.

### Lounge

16' 6" x 14' 7" ( 5.03m x 4.45m )  
Double glazed windows to front and side elevations and central heating radiator.

### Kitchen/ Diner

14' 11" x 9' 5" ( 4.55m x 2.87m )  
Double glazed window to side elevation, range of wall and base units with work surface over incorporating a sink with drainer unit, tiling to splash prone areas and vinyl flooring.



## Bedroom One

14' 7" x 9' 1" ( 4.45m x 2.77m )

Double glazed windows to front and side elevations, central heating radiator and carpet.

## Bedroom Two

11' 11" x 7' 7" ( 3.63m x 2.31m )

Double glazed window to front elevation, central heating radiator and carpet.

## Bedroom Three

15' 2" x 9' 1" ( 4.62m x 2.77m )

Double glazed window to side elevation and central heating radiator.

## Bathroom

Two double glazed windows to rear elevation, shower over bath, wash hand basin, W.C and vinyl flooring.

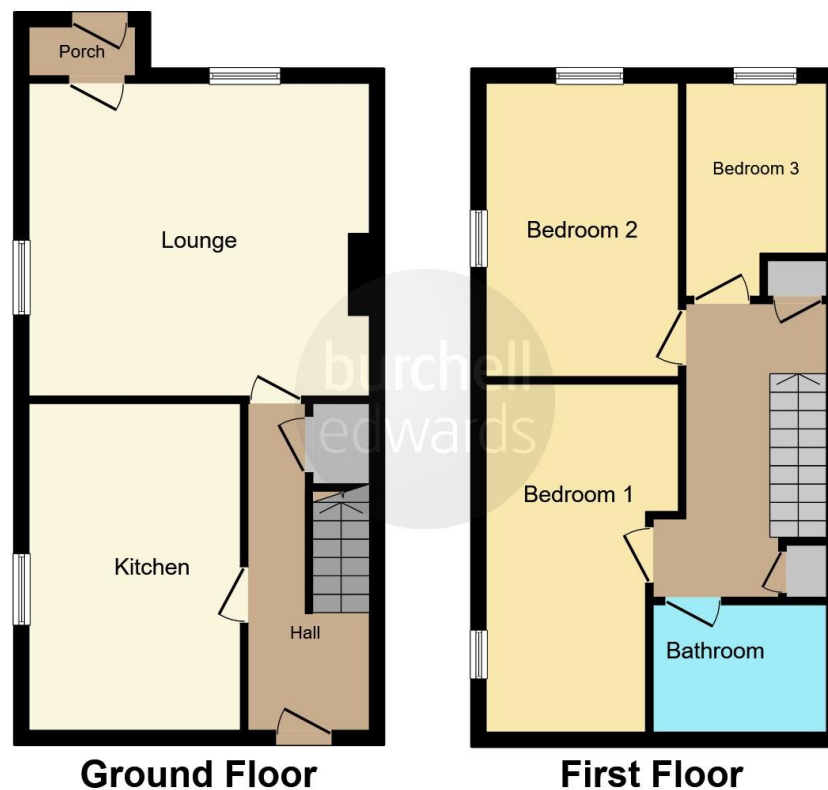
## Garden

Wrap around garden leading to front and side with laid lawn.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

**T 0121 373 6320**  
**E [erdington@burchelledwards.co.uk](mailto:erdington@burchelledwards.co.uk)**

Unit 3 Queens Court, Gravelly Hill Erdington  
BIRMINGHAM B23 6BJ

**EPC Rating: D**

Tenure: Leasehold

**view this property online [burchelledwards.co.uk/Property/ERD206396](http://burchelledwards.co.uk/Property/ERD206396)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ERD206396 - 0008