

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
☎ 0121 358 6222 ✉ greatbarr@acres.co.uk @ www.acres.co.uk

- EXTENDED DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- THROUGH LIVING / DINING ROOM
- EXTENDED FITTED KITCHEN
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- WELL PRESENTED REAR GARDEN
- POTENTIAL TO EXTEND FURTHER (STPP)
- SOUGHT AFTER LOCATION
- IDEAL FIRST TIME BUY



PERRY WOOD ROAD, PERRY BARR, B42 2BJ - OFFERS OVER £265,000

A spacious and well-presented three-bedroom detached family home, ideally situated in the heart of Great Barr, offering excellent access to local shops, public transport links and nearby schooling. The property benefits from a double driveway to the front, providing ample off-road parking and leading into a spacious and welcoming hallway. The ground floor offers a bright and versatile open-plan through living and dining room, together with an extended fitted kitchen providing excellent family and entertaining space. To the first floor is a spacious landing giving access to two generous double bedrooms, a good-sized third bedroom and a modern family bathroom. Externally, the property boasts a low-maintenance rear garden, featuring a patio area with steps leading to a further patio, creating an ideal space for outdoor seating and entertaining. Offering a fantastic standard of living throughout, this superb detached family home would make an ideal purchase for first-time buyers, couples or a growing family. Early viewing is highly recommended to fully appreciate the accommodation and location on offer. **HURRY BEFORE YOU'RE TOO LATE**

Accessed from the fore via brick block driveway offering off road parking leading to entrance door into;

HALLWAY: 12'7 / 5'1max x 2'4min: A light and airy entrance with stairs to first floor, radiator and door into;

LIVING ROOM: 12'2 x 9'7: A great size through living / dining space with fire surround and fire, radiator and double glazed double doors to rear and open plan to;

DINING ROOM: 12'4 x 9'6: A further great space open plan with living space with further radiator and double glazed bay window to front.

FITTED KITCHEN: 14'7 x 5'1: A extended fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, space for cooker, with extractor hood over, tiling to floor, space and plumbing for washing machine, dishwasher and space for fridge freezer, radiator and door out to rear.

LANDING: 6'8 x 2'8: Double glazed opaque window to side and doors into;

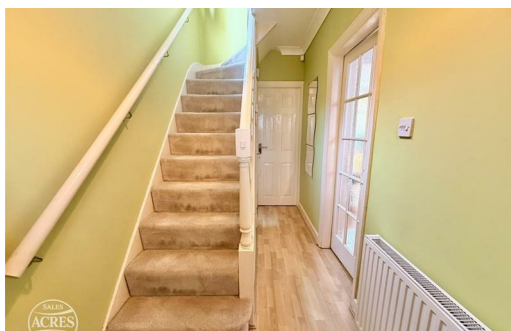
BEDROOM ONE: 12'4 x 9'3: A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 12'3 x 9'2: A further good size double bedroom with double glazed bay window to rear and radiator.

BEDROOM THREE: 6'6 x 5'5: A final bedroom with double glazed window to front and radiator.

BATHROOM: 5'9 x 5'3: A fitted suite with panelled bath and shower over, wash hand basin, close couple W.C, tiling to part walls, tiling to floor, radiator and double glazed opaque window to rear.

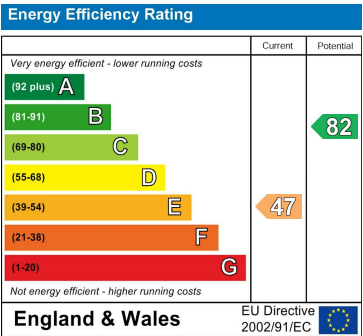
REAR GARDEN: A good size garden with paved patio area, steps leading to further patio with mature plants, shrubs and trees along with fencing to borders.



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

COUNCIL TAX BAND : C COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222



Perry Wood Road, Perry Barr B42 2BJ



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.

