



Glendower Road, Perry Barr B42 1SR

Offers Over £289,950

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Midland Residential are pleased to present this extended and much improved four bed semi-detached house located in the heart of Perry Barr. Being modernised to a great standard, the property briefly comprises a concrete pattern front garden surface with side gated access leading through to the rear, entrance hallway, kitchen, one reception room leading to a conservatory allowing access to the rear offering a generous area with a mature well kept garden. The first floor consists of three bedrooms and a master bathroom, also having stairs leading to the third floor leading to a loft conversion with a proposed shower room with WC creating an ensuite. The property further benefits from gas central heating, double-glazed windows (where specified).

- Semi-Detached House
- Four Bedrooms
- Three Storey
- Loft Conversion
- Conservatory
- Family Bathroom
- Double Glazed (ws)
- Gas Central Heating
- EPC - D
- Birmingham Council Tax Band- B

Description

Approach

Having a concrete pattern front garden surface with side gated access leading through to the rear

Entrance

Having an enclosed porch area, with timber-framed single-glazed French arch doors, electric and gas meter points, with UPVC double-glazed door and side panels leading onto the hallway, having bamboo block flooring, central heating radiator, ceiling light point, stairs leading through to the first floor, doors leading thereof

Through Reception

9.1 (wl) x 3.04 (wp) (29'10" (wl) x 9'11" (wp))
Being a through lounge with bamboo block flooring, UPVC double-glazed five-sided bay window to the floor, UPVC double-glazed three-sided bay window to the rear with door, central heating radiator, gas log effect heater with tiled surround, ceiling light points to the front and rear areas, doors leading thereof

Kitchen

4.3 (fl) x 1.78 (14'1" (fl) x 5'10")
Having laminate flooring, a selection of wall and base units with laminated work surfaces with stainless steel sink inset with tap over, polished chrome Hotpoint Gas hob, with electric oven below and cooker extractor hood above, splashback wall tiles to the sink and cooking area, UPVC three sided bay window to the rear, UPVC part panel part double glazed door leading

to the side elevation, timber framed single glazed side window in recess area with ceiling spotlight.

Conservatory

2.97 x 2.80 (9'8" x 9'2")
Having laminate flooring, UPVC double-glazed windows and panels to the side and rear elevations with French doors leading through to the rear patio area

Stairs & Landing

Having a fitted carpet, with bannister and handrail leading through to the landing, UPVC double-glazed window to the side elevation with obscure glass, laminate flooring to the landing area, ceiling light point, with doors leading thereof

Bedroom 1

3.87(wl) x 3.01(wp) (12'8"(wl) x 9'10"(wp))
Having laminate flooring, central heating radiator, UPVC double glazed five side sided bay window to the fore, recessed storage area, ceiling light point

Bedroom 2

4.32 x 3.06 (14'2" x 10'0")
Having vinyl flooring, central heating radiator, UPVC three sided bay window to the rear, ceiling light points

Bedroom 3

2.34 x 1.78 (7'8" x 5'10")
Having laminate flooring, UPVC three-sided double-glazed window to the fore, ceiling light point

Bathroom

2.63 x 1.69 (8'7" x 5'6")
Having vinyl anti-slip flooring with recessed shower drain off point, close coupled WC, wash hand basin and pedestal below with tap over, central heating radiator, Triton Omnicare electric shower with riser, part splashback wall tiles to wet area, UPVC double-glazed window to the rear with obscure glass, UPVC double glazed window to the side elevation with obscure glass, wall mounted extractor fan, enclosed ceiling light, Worcester Bosch boiler located in a built in store

Attic Bedroom

5.8(wl) x 4.52(wp) (19'0"(wl) x 14'9"(wp))
Being accessed from stairs from the first floor landing, having vinyl flooring, skylight window to the fore, UPVC double-glazed window to the rear, recessed ceiling spotlights and smoke detector, with a door leading thereof: (door leads onto a proposed shower room with WC creating an ensuite measuring 3.19 x 0.94, having a UPVC double-glazed window to the rear and recessed ceiling spotlights)

Garden

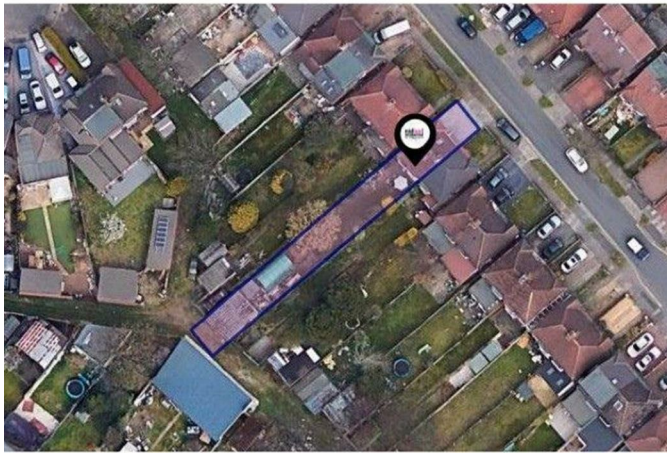
Having a slabbed patio with a pathway leading

through to the rear with an array of mature plants and shrubs, and hedges, raised decking sun area to the rear, timber constructed outbuilding, door leading through to a full-width garage with doors leading through to a rear vehicular access point.

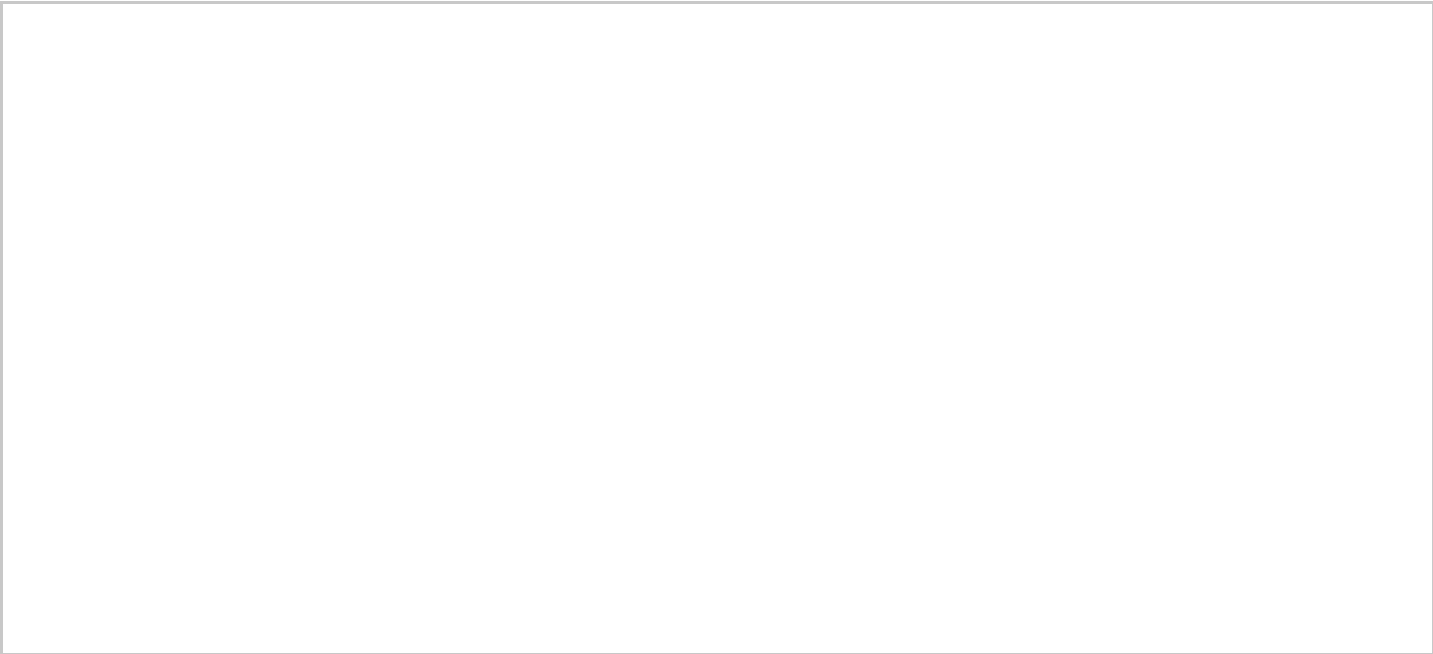








Floor Plans



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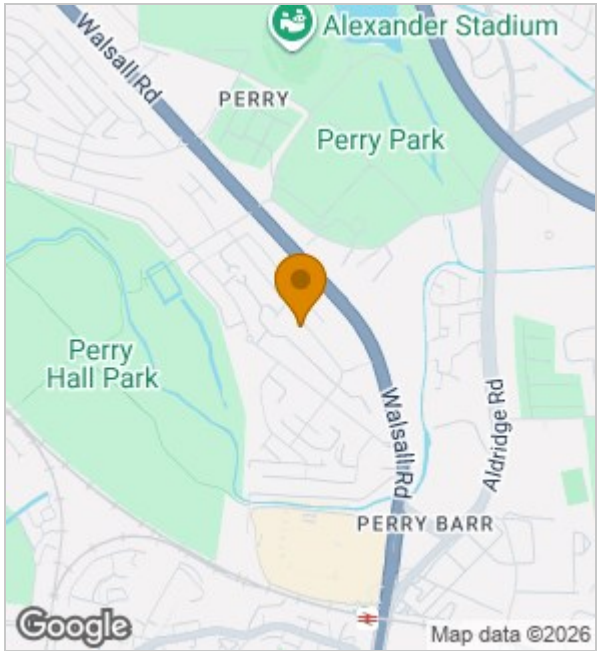
Tenure. We have been advised by the vendor that the property is **Freehold**. The Agent has not had sight of the title documents; therefore, prospective purchasers are advised to obtain verification from their solicitors.

Anti Money Laundering Regulations. In accordance with Anti-Money Laundering (AML) regulations, intending purchasers will be required to produce identification documentation at the offer stage. Failure to comply with this request will result in the offer being refused. A **non-refundable fee of £55.00 per person** is payable when an offer is accepted in principle. We appreciate your cooperation in helping to prevent delays in agreeing the sale.

£289,950

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Area Map



Energy Performance Graph

