



Perry Common Road, Erdington
Birmingham, B23 7AT

Offers Over £200,000

Erdington

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This larger style extended three bedroom family home is located on this highly popular road and is perfect for First Time Buyers.

Set behind a slabbed frontage which could easily be altered to create a driveway subject to the kerb being dropped, this spacious home is accessed via a recessed porch which leads to the entrance hall with stairs off.

The large lounge / dining room has a bay window to the front and ample space for settees as well as dining table and chairs and there is enough space to create a work from home station. Double doors lead to the extended kitchen with a range of units, spaces for a cooker and washing machine and a large window and a door lead out to the garden and allow in plenty of light.

On the first floor there are three double bedrooms, the master is a particularly spacious double with a window to the rear, the second and third bedrooms are both well proportioned and have windows to the front, whilst the third bedroom has a large built-in wardrobe.

The bathroom has a modern white suite with a shower over the bath, part wall tiling and a window to the rear.

Outside the lovely rear garden enjoys a private outlook and has a patio area suitable for garden furniture and leads to the lawn with a path to a further slabbed area and this double glazed and centrally heated home must be viewed to appreciate the amount of space on offer.





Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Came on the market: 23rd August 2023

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Property Specification

THREE BEDROOMS
MID TERRACED
EXTENDED KITCHEN
PERFECT FOR FIRST TIME BUYERS
SPACIOUS FAMILY HOME

Lounge / Dining Room
8.02m (26'4") x 3.63m (11'11") max

Extended Kitchen
4.04m (13'3") x 2.35m (7'9")

Bedroom 1
4.15m (13'7") x 2.85m (9'4")

Bedroom 2
3.75m (12'4") x 2.85m (9'4")

Bedroom 3
3.50m (11'6") max x 2.26m (7'5")

Bathroom
2.26m (7'5") x 2.03m (6'8")

Viewer's Note:

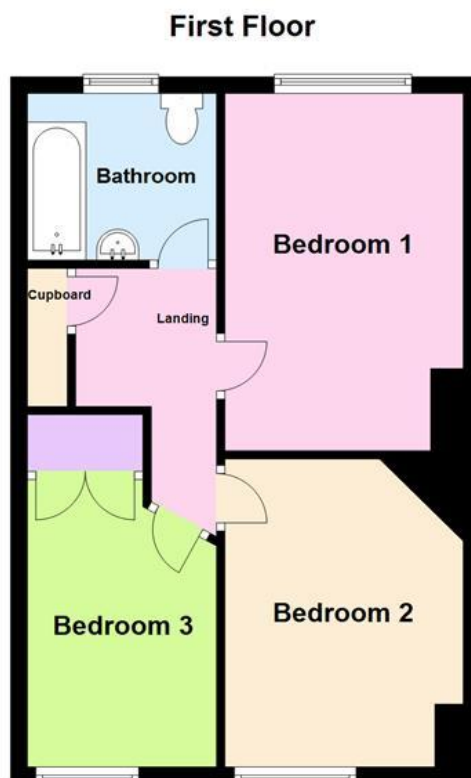
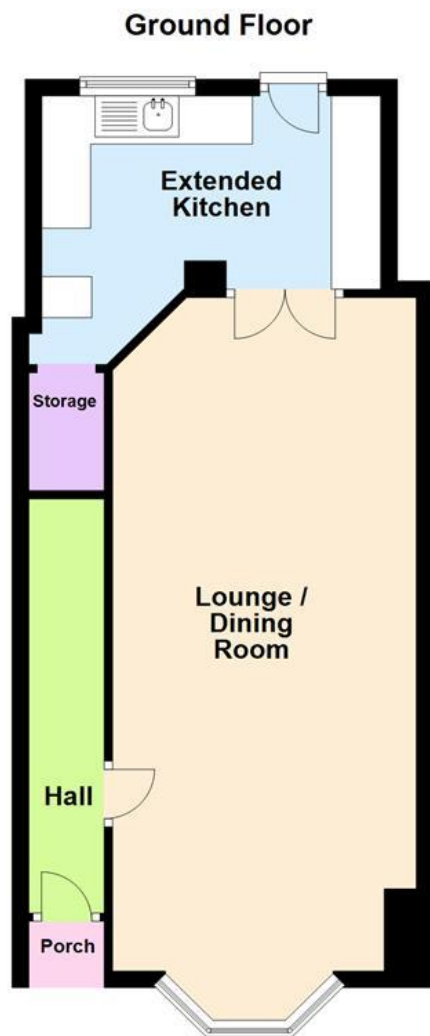
Services connected: Gas Electric Water Drainage

Council tax band: A

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

