



Glendower Road, Perry Barr
Birmingham, B42 1SX

Offers Over £200,000

Perry Barr

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Situated in the well-connected area of Perry Barr, this well-presented three bedroom semi-detached home offers spacious and flexible accommodation, ideal for families, first-time buyers, or investors alike.

The property is conveniently located close to a range of local amenities, reputable schools, and excellent transport links, providing easy access to Birmingham City Centre and surrounding areas.

To the front, the property benefits from a well-maintained garden, offering kerb appeal and potential for conversion into off-road parking, subject to the relevant planning permissions. A paved pathway leads to a secure enclosed porch, opening into a welcoming entrance hallway with doors leading to all ground floor rooms.

The ground floor boasts two separate reception rooms, providing versatility for living spaces. The front lounge features a bow window, allowing plenty of natural light, while the rear lounge enjoys direct access to the garden, making it an ideal family or entertaining space. With minor reconfiguration, there is an open flow into the kitchen from the hallway, enhancing the overall layout. The kitchen is fitted with a range of wood-effect wall and base units, complemented by an integrated oven, hob with extractor above, and a sink with side drainer, offering a functional and practical cooking space.

To the first floor, the property offers two generously sized double bedrooms and a third single bedroom, suitable for a child's room, home office, or nursery. The family bathroom is finished in neutral tiling and includes a bath and hand wash basin, with a separate W.C., making it particularly convenient for busier households.

Externally, the rear garden is of ample size, featuring a patio area ideal for outdoor seating, an extensive lawn, fenced boundaries for privacy, and a useful garden shed for storage.

This is a well-located home with excellent potential, offering space, flexibility, and scope to add value. Early viewing is highly recommended.

This Property is Being sold by Paul Carr Secure Sale.

Secure Sale is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,875 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team.





Property Specification

CHAIN FREE
TWO SEPARATE RECEPTION ROOMS
SEPARATE W.C.
WELL SIZED REAR GARDEN
MODERNISATION OPPORTUNITY

Porch 1.64m (5'5") x 0.70m (2'4")

Hall 3.99m (13'1") x 1.64m (5'5")

Lounge 4.65m (15'3") x 2.98m (9'9")

Lounge 4.82m (15'10") max x 2.98m (9'9")

Kitchen 4.02m (13'2") max x 1.89m (6'2")

Bathroom 2.37m (7'9") x 1.76m (5'9")

W.C 1.19m (3'11") x 0.88m (2'11")

Bedroom 1 4.64m (15'3") x 2.98m (9'9")

Bedroom 2 4.25m (13'11") max x 2.98m (9'9")

Bedroom 3 2.66m (8'9") x 1.75m (5'9")

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:

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.

Viewer's Note:

Services connected: mains electricity, gas, water and drainage
Council tax band: B
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

