



Royal Grove, Perry Common
Birmingham, B23 5HY

Offers Over £220,000

Erdington

Offers Over £220,000



Offered with no upward chain, this immaculately presented two-bedroom modern semi detached enjoys a stunning open aspect to the front and is located in this popular cul de sac.

The delightful property has larger doors on the ground floor to aid wheelchair access, should it be needed and the reception hall has a useful WC off as well as access to the lounge and dining kitchen which has fitted units, built in oven and hob, spaces for a washing machine and fridge freezer, room for a small table and chairs and a window to the front enjoying the open aspect. The beautiful lounge has a feature fireplace, stairs off to the first floor and double doors lead out to the garden.

On the first floor there are two bedrooms, the master is a particularly spacious double with fitted wardrobes and two windows to the front from which to soak in the views. The second bedroom is also a double and has a window to the side and the rear allowing in plenty of light and a useful over stairs cupboard provides ample storage. The well-appointed shower room has a white suite with tiled splashbacks and a window to the rear.

Outside the rear garden is beautifully landscaped with many years of hard work to create a very special garden with a slabbed patio area, an abundance of mature shrubs, flower beds, gated side entrance and hardstanding for a garden shed. There is a parking space to the side and this double glazed and centrally heated home must be viewed to fully appreciate the standard of accommodation on offer.





Property Specification

IMMACULATE MODERN SEMI DETACHED
TWO DOUBLE BEDROOMS
BEAUTIFUL LOUNGE
DINING KITCHEN
GUEST W.C.

Dining Kitchen
3.11m (10'2") x 2.82m (9'3")

Lounge
4.44m (14'7") x 4.06m (13'4")

Guest WC
1.44m (4'9") x 0.96m (3'2")

Bedroom One
4.05m (13'3") x 3.13m (10'3")

Bedroom Two
4.25m (13'11") x 2.53m (8'4") max

Shower Room
2.57m (8'5") x 1.71m (5'7")

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage

Council tax band: B

Tenure: Leasehold

Lease 125 years from 10th July 2002

Approximately 101 years remaining

Ground Rent: Approximately £75.00 per annum

Service Charge N/A

Agent's Note:

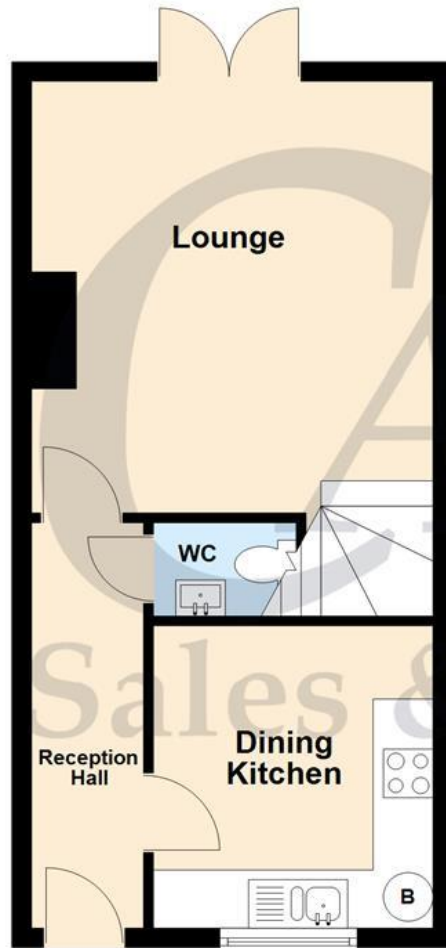
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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.

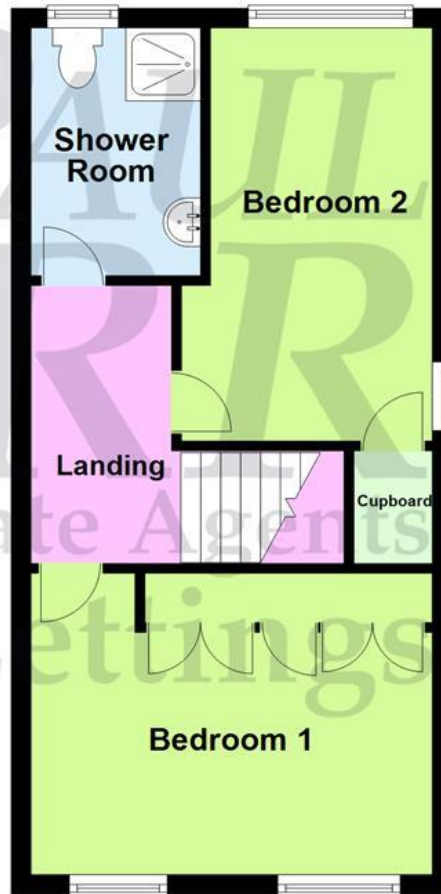
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

