



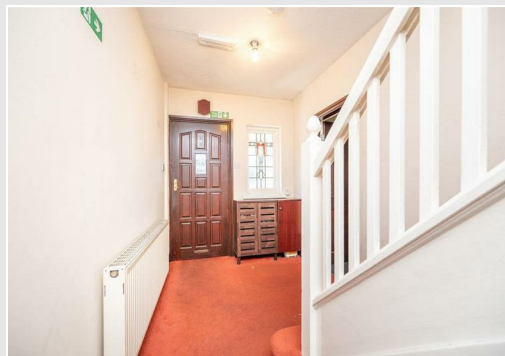
228 Walsall Road, Birmingham, B42 1UD
Offers Around £449,950

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Property Overview & Room Measurements

Situated in this particularly popular area of Perry Barr, this substantial extended semi-detached family home offers six double bedrooms, generous living accommodation and excellent outdoor space.

The property is conveniently located close to Perry Park, Perry Hall Park, Alexander Stadium, local shops, schools and places of worship, with excellent transport links providing easy access to Birmingham City Centre, Walsall, Sutton Coldfield and West Bromwich. Perry Barr and Hamstead railway stations are also within easy reach.

The accommodation briefly comprises:

Ground Floor

Enclosed Porch – 1'11" x 5'7"
Welcoming Entrance Hall – 16'3" / 6'5" max x 3'3" min
Through Lounge/Diner – 27'9" / 11'4" max x 10'2" min
Conservatory – 10'11" x 10'1"
Additional Sitting Room – 8'7" x 7'9"
Extended Breakfast Kitchen – 13'10" / 13'9" max x 6'8"
Separate Pantry – 7'10" x 4'7"
Downstairs WC – 5'2" x 2'11"

First Floor

Galleried Landing – 11'11" / 6'5" max x 2'5" min
Bedroom One – 12'5" / 11'3" max x 10'2" (including wardrobes)
Bedroom Two – 14'9" (into bay) x 12'1" min / 11'4" max x 9'6" (including wardrobes)
Bedroom Three – 15'0" max x 7'10" min / 14'2" max x 8'3"
Bedroom Four – 11'6" (including wardrobes) x 6'7"
Family Bathroom – 6'11" x 6'4"

Second Floor

Second Floor Landing – 5'5" x 2'11"
Bedroom Five – 16'1" x 7'3"
Bedroom Six – 14'10" max x 13'11" min / 14'3" max x 12'4" (including wardrobes)
Shower Room – 7'0" x 5'2"

Outside

Large Fore Garden & Driveway – Providing ample off-road parking
Generous Rear Garden – Paved patio, extensive lawn and further patio area with shed

Additional Information

Freehold
Double Glazing
Gas Central Heating
Six Double Bedrooms

Extended Throughout
Excellent Transport Links
Viewing Highly Recommended

Area Information

The Surrounding Area

The property is situated on Walsall Road in Perry Barr, a well-established and popular area offering an excellent balance of green open spaces, local amenities and convenient transport links.

For those who enjoy the outdoors, Perry Park and Perry Hall Park are both close by, providing extensive green space, walking routes and recreational facilities. Perry Park is also home to the Alexander Stadium, making this an excellent location for those who enjoy sport and outdoor activities.

The area is well served by a selection of local schools, with a number of primary and secondary schools within easy reach, including Dorrington Academy, Prince Albert High School, Broadway Academy and Eden Boys' School, Birmingham.

There are excellent public transport connections from the area, with regular bus services along Walsall Road providing access towards Birmingham City Centre and surrounding areas. Perry Barr railway station and Hamstead railway station provide further rail connections, making commuting particularly convenient.

For motorists, the property is ideally positioned for access to the A34 Walsall Road, A4040 and A453, with the M6 motorway also easily accessible. This provides convenient onward connections towards Birmingham, Walsall, Wolverhampton and the wider motorway network.

The location also benefits from being within easy reach of Birmingham City Centre, while nearby Perry Barr offers a range of everyday amenities including shops, restaurants, schools, places of worship and leisure facilities.

Overall, this property is ideally positioned for families and commuters alike, combining generous green spaces and local amenities with excellent road, rail and bus connections.

Buyers Fee and Reservation

This sale is SUBJECT TO A 2% PLUS VAT BUYERS FEE based on the agreed sale price at a minimum fee of £2500 plus VAT.

If you make an offer and it is accepted, a minimum of 50% of the

fee is payable in order to take the property off the market.

The benefits of a buyers fee to the buyer are:

- Properties are advertised at a reasonable purchase price in order to encourage a quick sale.
- This approach allows you to secure the property and start the conveyancing process quickly.
- Reservation of the property removes the element of competitive bidding and also the possibility of being gazumped.
- The risk of the sale falling through is minimized on both sides, buyers are committed financially and vendors know that buyers are serious.
- All of these elements provide peace of mind from the outset, along with our personal and proactive approach. Genie Homes pride ourselves on our simple and secure buying process.

Please note: Should the property purchase not complete, the reservation fee will be refundable in ONLY these circumstances;

1. The vendor has withdrawn from the sale
2. The vendor has not disclosed details regarding the property that affects mortgage / mortgage ability. (For example, unforeseen significant structural movement as indicated by a structural survey.)

Disclaimer

Disclaimer - These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as

statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

TENURE

Freehold

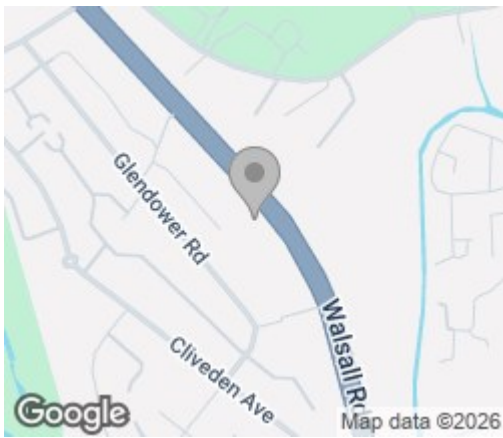
POSSESSION

Tenant Occupied (Investment) Or Vacant Possession

VIEWING

Viewing strictly by appointment through Genie Homes





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	56	81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor



First Floor



Second Floor

Total floor area: 203.4 sq.m. (2,189 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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