



**Connells**

Perry Villa Drive  
Birmingham



## Property Description

**\*\*GET ON THE PROPERTY LADDER IN 2024\*\*** **\*\*WONDERFUL PROPERTY IN LOVELY CONDITION THROUGHOUT\*\***  
**\*\*THREE BEDROOMS\*\*** **\*\*LOUNGE WITH AMPLE DINING ROOM AREA\*\*** **\*\*PRIVATE GARDEN\*\*** **\*\*PERFECT FOR FIRST TIME BUYERS AND INVESTORS ALIKE\*\***  
**\*\*POPULAR LOCATION\*\***

**\*\*FANTASTIC PROPERTY PERFECT FOR FIRST TIME BUYERS, ABSOLUTELY READY TO MOVE INTO\*\***

Connells Estate Agents are thrilled to offer for sale this rather lovely and very much loved home located in a very popular little area of Perry Barr. Nearby we have a host of local shops, supermarkets and eateries. Some very good schools can be found nearby along with many places of worship. We have been told by the current owner that the length of lease is 92 years remaining and the ground rent is £20 per year with the service charges being £2 per year, this would need to be verified by the purchasers conveyancer.

BEING OFFERED FOR SALE WITH NO ONWARD CHAIN

FANTASTIC YIELD FOR BUY TO LET INVESTORS

CALL CONNELLS GREAT BARR FOR FREE MORTGAGE ADVICE

The property itself very briefly comprises of a hallway, lounge, dining room area, kitchen, three bedrooms, bathroom, Wc, communal

parking and a private garden. **\*\*ATTACHED PERSONAL BALCONY\*\***

## Entrance Hallway

## Lounge-Dining Room

11' 5" max x 16' 8" max ( 3.48m max x 5.08m max )

## Kitchen

8' 7" x 9' 2" ( 2.62m x 2.79m )

## First Floor Landing

## Bedroom One

10' 7" x 11' 7" ( 3.23m x 3.53m )

## Bedroom Two

6' 8" x 11' 7" ( 2.03m x 3.53m )

## Bedroom Three

8' 5" x 9' 8" ( 2.57m x 2.95m )

With Storage Area off

## Modern Bathroom

## Modern Guest Wc

## Communal Parking

## Private Personal Garden

## Council Tax Band A

## Incredibly Cheap Ground Rent

## 92 Year Lease

Call Connells Today

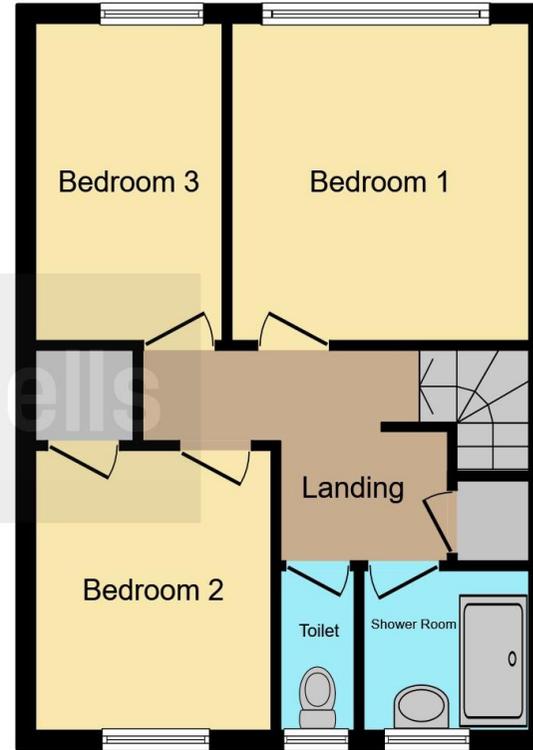








**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 0121 357 6877**  
**E greatbarr@connells.co.uk**

907 Walsall Road Great Barr  
 BIRMINGHAM B42 1TN

EPC Rating: C Council Tax Band: A

Service Charge: Ask Agent

Ground Rent: 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/GBR310847](http://connells.co.uk/Property/GBR310847)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 06 Apr 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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