



Perry Park Crescent, Great Barr
Birmingham, B42 2LS

£250,000

Great Barr

£250,000



Welcoming to the market this lovely extended family home with integral garage, offered for sale with no upward chain.

A well-presented three-bedroom semi-detached property ideally located in Great Barr, within excellent proximity to local amenities, schooling for all age groups, shopping facilities at Scott Arms, and offering easy access to the M6 motorway network.

Property Highlights Positioned on a desirable corner plot, the property enjoys pleasant views towards neighbouring playing fields and the Alexander Stadium.

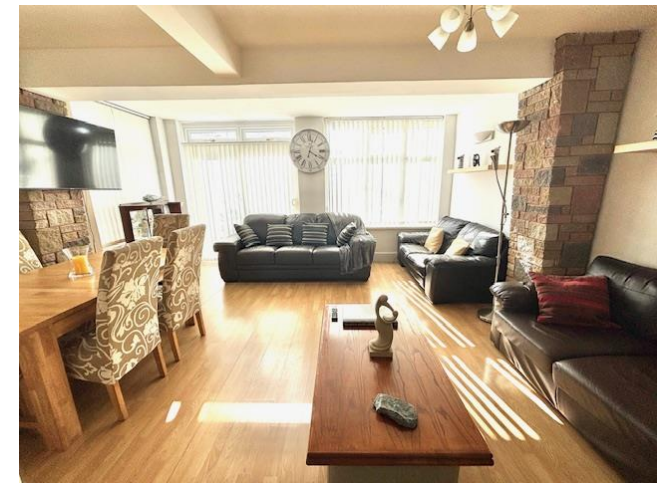
A private driveway leads to a welcoming and secure front porch. Internally, a wide entrance hallway provides access to all ground floor rooms, along with stairs rising to the first floor. The kitchen is fitted with a modern range of wall and base units with work surfaces over, incorporating a gas hob and oven, one-and-a-half bowl sink with drainer, and a useful serving hatch through to the lounge. There is additional under-stairs storage, ideal for appliances such as a washing machine, and a patio door providing side access.

The extended lounge and dining area is a standout feature of the home, offering generous and versatile L-shaped living space, with both a window and sliding patio doors opening out onto the garden.

Upstairs, the landing leads to three double bedrooms, a rare benefit for properties in the area, with the master bedroom being particularly spacious. The family bathroom comprises a clean white suite, including a bath with shower over, wash hand basin, W.C., tiled flooring, and a wall-mounted boiler.

Externally, the property benefits from a low-maintenance rear garden, mainly laid to lawn with mature hedging to the boundaries, along with gated side access.

Offered at a realistic and competitive price, strong early interest is anticipated for this excellent home.



Property Specification

THREE GENEROUS DOUBLE BEDROOMS -
A RARE FIND IN THE LOCAL AREA
CORNER PLOT POSITION WITH LOVELY VIEWS
OVER PLAYING FIELDS & ALEXANDER STADIUM
EXTENDED L-SHAPED LOUNGE & DINING AREA
- IDEAL FOR FAMILY LIVING & ENTERTAINING

Porch 4' 11" x 8' 10" (1.5m x 2.7m)

Hallway 11' 10" x 8' 6" (3.6m x 2.6m)

Kitchen 9' 6" x 6' 11" (2.9m x 2.1m)

Extended Lounge & Diner
23' 7" x 16' 1" (7.2m x 4.9m)

Bedroom One 16' 5" x 9' 10" (5m x 3m)

Bedroom Two 11' 10" x 9' 10" (3.6m x 3m)

Bedroom Three 12' 10" x 6' 7" (3.9m x 2m)

Family Bathroom 7' 7" x 6' 7" (2.3m x 2m)

Garage 13' 5" x 7' 7" (4.1m x 2.3m)



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: C
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		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

