



Royal Grove, Perry Common
Birmingham, B23 5HY

Offers Over £225,000

Erdington

Offers Over £225,000



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:

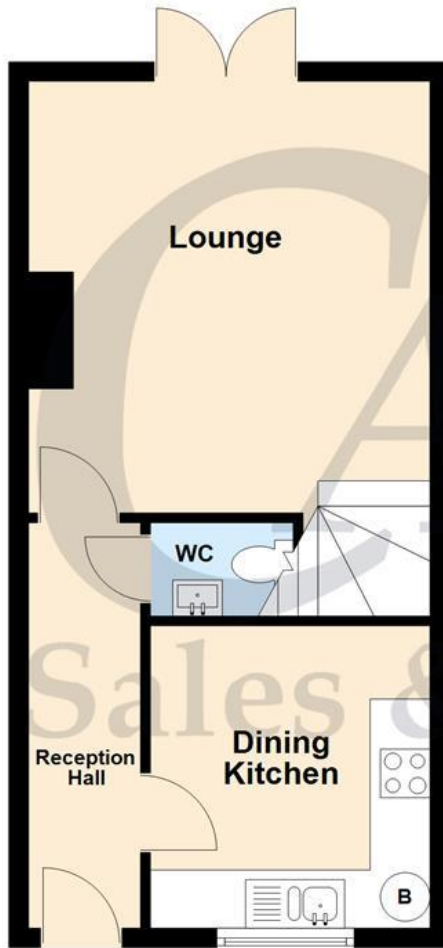
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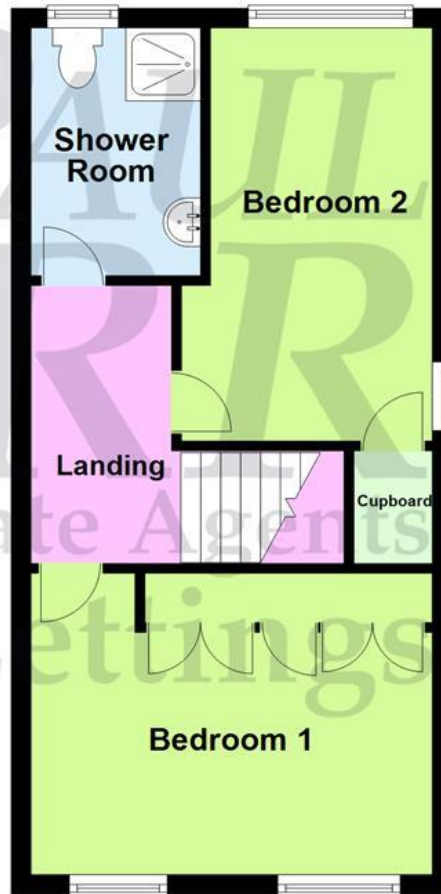
Floor Plan

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

