



Perry Common Road, Erdington
Birmingham, B23 7AD

Offers Over £220,000

Erdington

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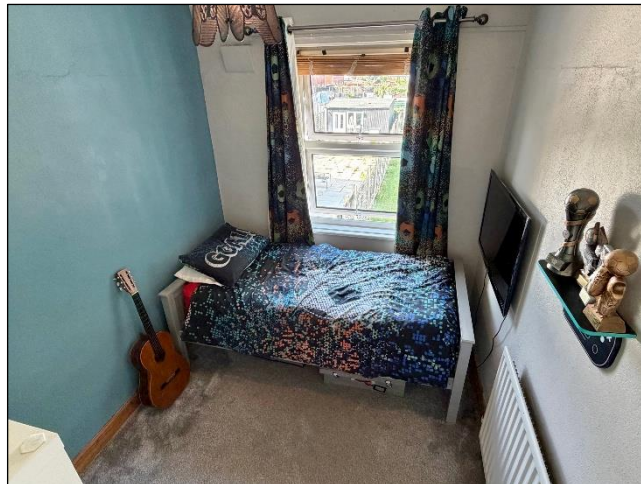
An immaculately presented three bedroom end terraced family home, ideal for First Time Buyers and located on this highly popular road.

Set behind a cobble print frontage (kerb not dropped), the property is accessed via a porch which opens into the entrance hall with stairs off and a door leads to the lounge with a feature opening in the chimney breast, storage cupboard and a window to the front. The kitchen has a range of units with a built in oven, fridge and freezer, space for a washing machine whilst a window and door leads to the garden. The modern, well appointed bathroom has a white suite with a shower over the bath, fitted units with wooden worktop and feature sink, wall tiling and a window to the rear.

On the first floor there are three bedrooms, the master is a particularly spacious double with a window to the front, the second bedroom is also a double with a window to the rear whilst the third bedroom is an excellent size with a window to the rear.

Outside the large, well-maintained garden has a patio area suitable for garden furniture and leads to the lawn, there is a gated side entrance and viewing of this double glazed and centrally heated home is a must.





Property Specification

IMMACULATLY PRESENTED
THREE BEDROOMS
END TERRACED
IDEAL FOR FIRST TIME BUYERS
MODERN BATHROOM

Hall
3.13m (10'3") x 0.90m (2'11")

Lounge
4.26m (14') x 4.07m (13'4")

Bathroom
2.83m (9'3") x 1.73m (5'8")

Kitchen
3.24m (10'8") x 2.83m (9'3")

Bedroom 1
5.07m (16'8") max x 3.22m (10'7") max

Bedroom 2
3.92m (12'10") x 2.75m (9')

Bedroom 3
2.88m (9'5") x 2.29m (7'6")

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:

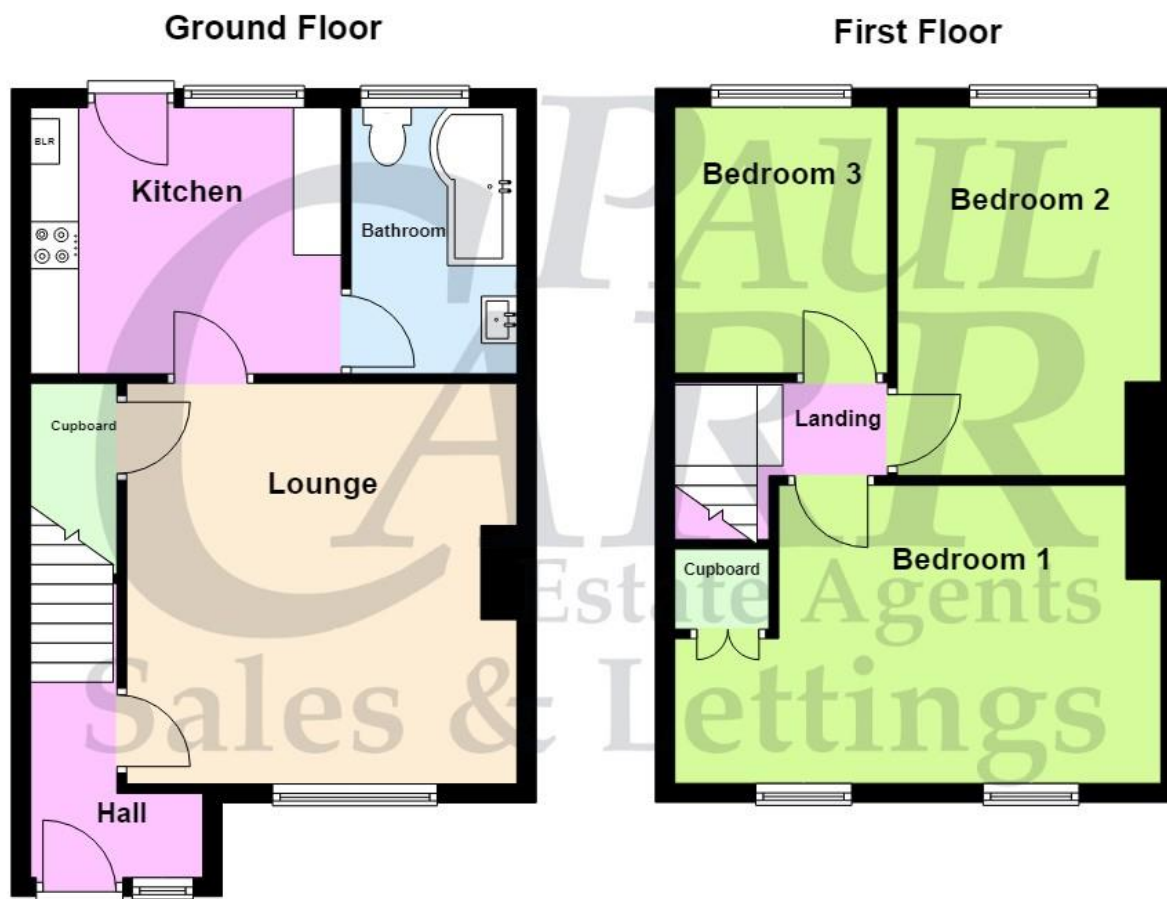
Services connected: Gas Electric Water Drainage

Council tax band: B

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

