

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Wensleydale Road

Perry Barr, Birmingham, B42 1PL

Asking Price £275,000



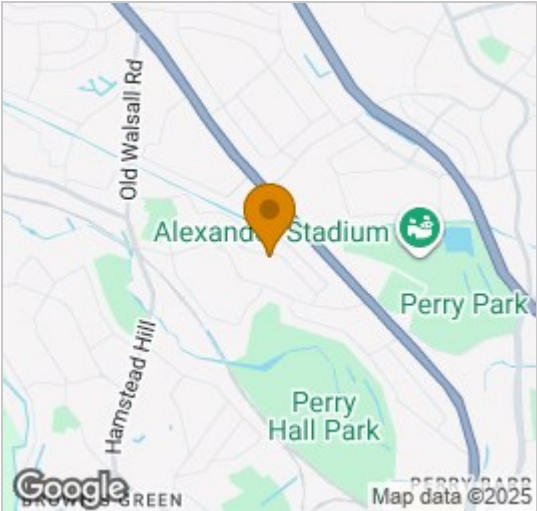
Council Tax:



Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Hunters Handsworth Office on 01215515001 if you wish to arrange a viewing appointment for this property or require further information.



HUNTERS ARE DELIGHTED TO PRESENT THIS ATTRACTIVE AND WELL-PROPORTIONED SEMI-DETACHED RESIDENCE. THE PROPERTY BRIEFLY COMPRISES THREE BEDROOMS, A FRONT RECEPTION ROOM, A WELCOMING RECEPTION HALLWAY, AND A STYLISH OPEN-PLAN LOUNGE/KITCHEN. THE GROUND FLOOR FURTHER BENEFITS FROM A WC AND SPACIOUS UNDERSTAIRS STORAGE CUPBOARD. TO THE FIRST FLOOR IS A FAMILY BATHROOM, WITH ADDITIONAL LOFT SPACE. FURTHER FEATURES INCLUDE CENTRAL HEATING, DOUBLE GLAZING THROUGHOUT, OFF-ROAD PARKING, A REAR ANNEX CURRENTLY USED AS AN ADDITIONAL GUEST ROOM (PROVIDING FANTASTIC SUMMER ENTERTAINING SPACE), A GARAGE TO THE REAR WITH ACCESS VIA COMMUNAL GATED ENTRY, AND A PRIVATE DRIVEWAY.

MATERIAL INFORMATION

- Tenure: Freehold
- Lease Years Remaining:
- Annual Ground Rent:
- Review Period:
- Review Increase:
- Service Charge:
- Shared Ownership:
- Ownership Share:

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.