



**Perry Wood Road, Great Barr B42 2BH**

**Offers Over £244,950**

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residential**



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Midland Residential are delighted to present this beautifully improved semi-detached home, situated on the sought-after Perry Wood Road in Great Barr. The entrance hallway welcomes you with useful understairs storage, leading into a stunning through lounge enhanced by stylish panelling and elegant bays to the front and rear—creating a light-filled living space. The contemporary kitchen provides direct access to a well-designed patio and a neatly maintained rear garden, perfect for entertaining, and further benefits from a purpose-built outbuilding complete with electricity—ideal for multiple use or additional storage. Upstairs, the property offers three bedrooms and a modern family bathroom, ideal accommodation for families or first-time buyers alike. Externally, the home boasts off-road parking to the front and side gated access. Additional benefits include gas central heating and double glazing (where specified). Perfectly positioned with easy reach of local schools, transport links, and a variety of shopping amenities, this home presents an ideal opportunity for first-time buyers. Offered with no onward chain. Early viewing is highly recommended and strictly by appointment only.

- Three Bedrooms
▪ Off Road Parking
▪ Impressive Patio Area
▪ Purpose Built Out Building
▪ Through Lounge
- Modern Bathroom
▪ Gas Central Heating
▪ Double Glazed Windows
▪ EPC Rating D
▪ Birmingham Tax Band B

# Description

## Approach

The property is set back from the road with a block-paved driveway providing off-road parking, alongside gated side access to the rear. Raised steps lead up to an enclosed porch, creating a welcoming entrance.

## Porch

Featuring UPVC double-glazed French doors, useful shelving, a ceiling light point, and access to the gas meter.

## Entrance Hallway

A bright and inviting space with a timber-framed front door and single-glazed side panels, complemented by laminate flooring, a central heating radiator, recessed ceiling spotlights, and a practical under-stairs pull-out storage area. A wall-mounted alarm panel (not tested by agent) is also present, with doors leading to the main living areas.

## Through Lounge

8.93 into bay x 3.3 (widest point) (29'3" into bay x 10'9" (widest point))  
An impressive and generously proportioned through lounge, featuring stylish laminate flooring, two central heating radiators, and a striking three-sided UPVC double-glazed bay window to the front. To the rear, sliding UPVC double-glazed patio doors open onto a modern patio area, allowing for seamless indoor-outdoor living. The room is further enhanced by decorative wall panelling, recessed ceiling spotlights, and an attractive fire surround with inset electric heater.

## Kitchen

3.78 x 1.90 (12'4" x 6'2" )  
A modern and functional kitchen fitted with a range of wall and base units, complemented by laminated work surfaces and a stainless steel sink with mixer tap. Additional features include a stainless steel Hotpoint extractor fan, part-tiled splashback wall tiles, recessed ceiling spotlights, Baxi 800 gas central heating boiler. A UPVC double-glazed window and door provide views and access to the rear garden.

## Stairs and Landing

With fitted carpeting and a bannister handrail, the staircase leads to a bright landing area with a UPVC double-glazed obscure window to the side, loft access, and a ceiling light point. Doors lead to all first-floor rooms.

## Bedroom 1

4.7 into bay x 3.26 (15'5" into bay x 10'8")  
A well-proportioned principal bedroom featuring a fitted carpet, a central heating radiator, and a UPVC double-glazed three-sided bay window to the front. The room also benefits from bespoke fitted wardrobes and a ceiling light point.

## Bedroom 2

3.45 x 3 (11'3" x 9'10")  
A well-proportioned double bedroom with fitted carpet, central heating radiator, UPVC double-glazed window to the rear, built-in wardrobes, and ceiling light point.

## Bedroom 3

2.34 x 1.67 (7'8" x 5'5")  
A comfortable single bedroom, ideal as a nursery, home office, or guest room, featuring a fitted carpet, central heating radiator, UPVC double-glazed window to the front, and ceiling light point.

## Bathroom

2.07 x 1.9 (6'9" x 6'2" )  
A stylishly appointed bathroom comprising a bath with glazed shower screen, mixer tap, and thermostatic shower with rain shower over. Additional features include a close-coupled WC, wash hand basin with vanity storage, floor-to-ceiling tiling, centrally heated towel rail, recessed ceiling spotlights, extractor fan, and a UPVC double-glazed obscure window to the rear.

## Garden

The rear garden has been thoughtfully designed, offering a modern patio area—perfect for outdoor dining—alongside raised steps leading to a pathway and a well-maintained lawn with mature plants and shrubs. There is also side gated access to the front and a substantial outbuilding to the rear.

## Outbuilding

5.31 x 3.68 (17'5" x 12'0")  
A versatile and fully powered outbuilding featuring a UPVC double-glazed door and windows to the front and side elevations. Equipped with multiple electrical points and a

ceiling light, this space is ideal for use as a home office, gym, workshop, or additional storage.









Floor Plans



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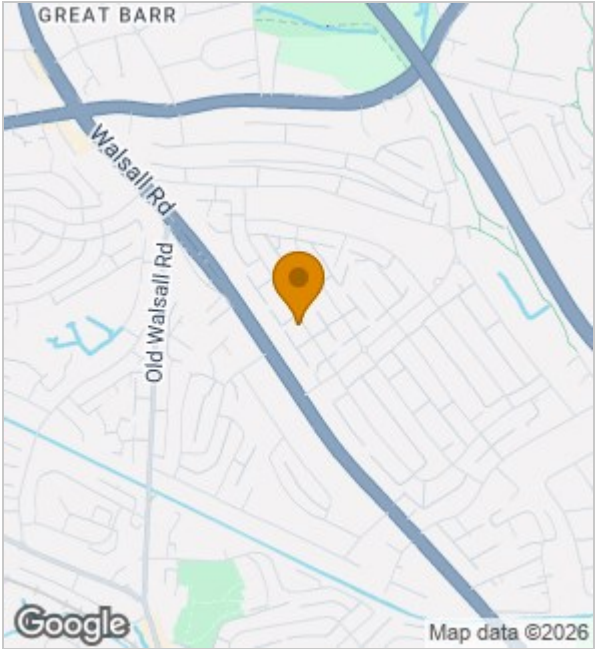
**Tenure.** We have been advised by the vendor that the property is **Freehold**. The Agent has not had sight of the title documents; therefore, prospective purchasers are advised to obtain verification from their solicitors.

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£244,950

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Area Map



Energy Performance Graph

