

**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE**

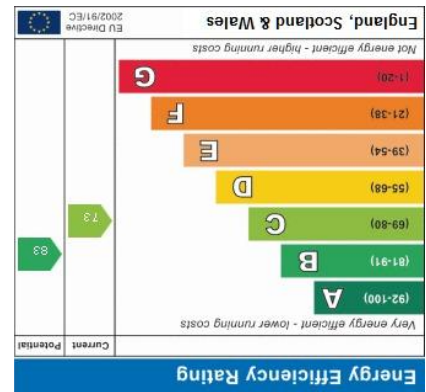
This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © PropertyBOX



**LEGAL READY**

"How does this help me?"  
 The motivated vendor of this property has required their solicitor with all the paperwork to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.  
 Please feel free to relay this to your Solicitor or License Conveyer.



Great Barr | 0121 241 4441



- Ideal First Time Purchase/Investment Opportunity
- Through Lounge/Diner
- Extended Kitchen
- Three Good Sized Bedrooms
- Ample Off-Road Parking & Garage

Perry Wood Road, Great Barr, B42 2BJ

£210,000

## Property Description

DRAFT DETAILS - AWAITING VENDOR APPROVAL

ARE YOU LOOKING FOR A RENOVATION PROJECT?...THEN LOOK NO FURTHER! This well-proportioned semi-detached property would benefit from modernisation throughout allowing the lucky purchaser the opportunity to update to their own taste. In brief the ground floor accommodation comprises of porch, entrance hall, through lounge/diner and extended kitchen. Whilst to the first floor there are three good sized bedrooms and a shower room. Outside there is a spacious rear garden with access to a double garage whilst to the front there is ample space for off-road parking. Offered for sale with NO UPWARD CHAIN.

APPROACH having block paved drive with paved steps leading to enclosed porch.

PORCH having uPVC double glazed door with matching sides.

HALLWAY approached via reception door, having ceiling light point, power points, central heating radiator, stairs to first floor accommodation and doors off to all rooms.

LOUNGE/DINER 26' 5" (max.) x 10' 4" (max.) (8.05m x 3.15m) having double glazed window to front elevation, ceiling/wall light points, power points, two central heating radiators and glazed sliding doors opening to rear garden.

EXTENDED KITCHEN 17' 5" x 6' 0" (5.31m x 1.83m) having double glazed window to rear elevation, ceiling light point, power points, central heating radiator, a range of matching wall/base units with worktops over, inset sink with mixer tap over, ample space for a range of appliances, breakfast bar and door to veranda.

LEAN-TO 23' 0" x 3' 0" (7.01m x 0.91m) having doors to front/rear of property, light point, power points and ample space for appliances.

FIRST FLOOR LANDING having double glazed window to side elevation, ceiling light point and doors off to all rooms.

BEDROOM ONE 13' 7" (max.) x 10' 4" (4.14m x 3.15m) having double glazed window to front elevation, ceiling light point and power points.

BEDROOM TWO 12' 2" x 10' 2" (3.71m x 3.1m) having double glazed window to rear elevation, ceiling light point, power points and central heating radiator.

BEDROOM THREE 6' 11" x 5' 10" (2.11m x 1.78m) having double glazed window to front elevation, ceiling light point, power points and central heating radiator.

SHOWER ROOM having opaque double glazed window to rear elevation, ceiling light point, a matching suite comprising of shower, wash hand basin, bidet, low flush WC, central heating radiator and complimentary tiling to splashbacks.

OUTSIDE

REAR GARDEN having paved patio area leading on to lawned garden space surrounded by an array of shrubs/plants with access to garage.

DOUBLE GARAGE (unmeasured) having power/lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements).

COUNCIL TAX BAND B Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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