



Perry Park Crescent, Great Barr
Birmingham, B42 2LS

Offers in the Region Of £365,000

Great Barr

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We are excited to bring to market this extended four bedroom semi detached home located on Perry Park Crescent. This quiet cul-de-sac is situated off Walsall Road and has links to Birmingham City Centre, the M6 Motorway and other local shops and amenities.

This home is approached by a driveway suitable for multiple vehicles and entered through a secure porch. Immediately on the right of the porch is a useful utility space and direct access into the garden.

The entrance hall gives access to a downstairs double bedroom and the main living room, the living room consists of a beautiful central fireplace with fire surround and sliding doors into the rear garden. The good sized kitchen has a large range of wall and base units, a rolled edge countertop, integrated grill and oven, a gas hob, sink and side drainer with window looking out to garden aspect.

Finishing the ground floor is a second lounge having an electric fireplace, sliding patio doors and finished with a white and black décor.

Heading upstairs you are presented with three large double bedrooms and a family wet room with a shower, hand wash unit with storage under and a W.C.

Externally the home has a lovely private garden with patio space, a pond, suitable shrubs and fencing to the perimeter.

This property has huge potential to extend subject to planning permission, so viewing is highly recommended to see the full potential.





Property Specification

FOUR BEDROOM SEMI DETACHED
HUGE POTENTIAL TO EXTEND (STPP)
NO UPWARD CHAIN
FOUR DOUBLE BEDROOMS
QUIET CUL DE SAC LOCATION



Porch 4' 11" x 9' 10" (1.5m x 3m)

Entrance Hall 11' 10" x 8' 10" (3.6m x 2.7m)

Utility 4' 11" x 12' 10" (1.5m x 3.9m)

Living Room 16' 9" x 16' 9" (5.1m x 5.1m)

Lounge 14' 5" x 12' 10" (4.4m x 3.9m)

Kitchen 13' 9" x 12' 10" (4.2m x 3.9m)

Bedroom One 16' 5" x 9' 10" (5m x 3m)

Bedroom Two 11' 10" x 8' 6" (3.6m x 2.6m)

Bedroom Three 13' 1" x 6' 7" (4m x 2m)

Bedroom 4/Office 17' 1" x 7' 10" (5.2m x 2.4m)



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: 28th October 2023

Viewer's Note:

Services connected: mains electricity, gas, water and drainage

Council tax band: D

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |
| 444, 338px | | 719 x 676px | |
| | | Size: 81.3KB | |

Map Location

