



Perry Wood Road, Great Barr  
Birmingham, B42 2BH

Offers in Excess of £260,000

# Great Barr

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*Paul Carr Estate Agents are proud to be bringing to market this stunning three bedroom semi-detached home located in the popular Perry Beeches area with excellent proximity to local amenities, popular schools, public transport and being offered with no upward chain.*

Approached via a concrete print driveway that is comfortable for two vehicles. With access via a secure porch, internally the hallway has stairs leading to the first floor accommodation and access to ground floor rooms. The living room is presented with a beautiful neutral décor, wooden laminate flooring, gas fire with marble surround and attractive bay window.

To the rear of the property, there is a recently modernised kitchen/diner, decorated with tiled flooring, gloss white wall and base cabinets, straight edged worksurface and brick styled back splash. The kitchen is fitted with a gas hob and oven, sink unit with drainer and window looking into the garden and space for a washing machine and fridge freezer. Finishing off the kitchen/diner with fitted gas fire and double patio doors leading into the garden.

The first floor accommodates three bedrooms, two being double rooms and a smaller but reasonable sized third room.

The family bathroom offers a lovely, tiled flooring and wall finish, panelled bathtub with shower over, hand wash basin with storage under and a low-level W.C.

The second floor consists of a fully boarded loft space currently being used a useful playroom and is completed with two skylights.

Externally, the home has the luxury of a great sized south facing garden which consists of a large concrete print patio area with steps up to a lawned area.

Viewing is highly recommended to appreciate this beautiful family home.





## Property Specification

THREE BEDROOM SEMI DETACHED  
LOFT ROOM  
MODERN KITCHEN/ DINER  
PRIVATE GARDEN  
CLOSE TO LOCAL AMENITIES

Entrance Porch 2' 4" x 5' 3" (0.71m x 1.60m)

Hallway 10' 6" x 5' 3" (3.20m x 1.60m)

Lounge 14' 1" x 11' 2" (4.29m x 3.40m)

Kitchen/Diner 12' 6" x 16' 9" (3.81m x 5.10m)

Bedroom One 14' 1" x 11' 2" (4.29m x 3.40m)

Bedroom Two 8' 10" x 9' 10" (2.69m x 2.99m)

Bedroom Three 7' 10" x 5' 3" (2.39m x 1.60m)

Loft Room 14' 1" x 11' 6" (4.29m x 3.50m)

Bathroom 7' 5" x 6' 3" (2.26m x 1.90m)

### 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: mains electricity, gas, water and drainage  
Council tax band: C  
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

