



Perry Common Road, Erdington
Birmingham, B23 7AD

£160,000

Erdington

£160,000



This well presented two bedroom terraced home is ideal for First Time Buyers as well as buy to let investors and enjoys an open aspect to the front.

Located on this highly popular road, the property is set behind a front garden with an entrance hall having stairs off and a door leads to the lounge with a bay window to the front, under stairs cupboard as well as an additional storage cupboard. The kitchen has some fitted units with a built in oven and hob, window and door opens into the useful verandah, whilst off the kitchen there is a lobby with a pantry off as well as access to the useful utility with additional fitted units.

On the first floor there are two bedrooms, the master is a particularly spacious double with two windows to the front and an over stairs storage cupboard whilst the second bedroom is also a double with a window to the rear. The modern, well appointed bathroom has a white suite with a separate shower cubicle, corner bath, wall tiling and a window to the rear.

Outside the verandah offers a variety of uses with a door to the shared side passage as well as the rear garden with a paved patio area leading to the lawn and this double glazed and centrally heated home must be viewed.





Property Specification

**WELL PRESENTED TERRACED HOME
TWO DOUBLE BEDROOMS
GAS CENTRAL HEATING & DOUBLE GLAZING**

Entrance Hall

Lounge 4.24m (13'11") x 3.62m (11'11")

Kitchen 2.91m (9'7") x 2.00m (6'7")

Utility 1.84m (6') x 1.52m (5')

Verandah 3.48m (11'5") x 2.24m (7'4")

Bedroom One 5.26m (17'3") max x 3.25m (10'8")

Bedroom Two 3.94m (12'11") x 2.90m (9'6")

Bathroom 2.86m (9'5") x 2.26m (7'5")

Front & Rear Gardens

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: 24th June 2021

Viewer's Note:

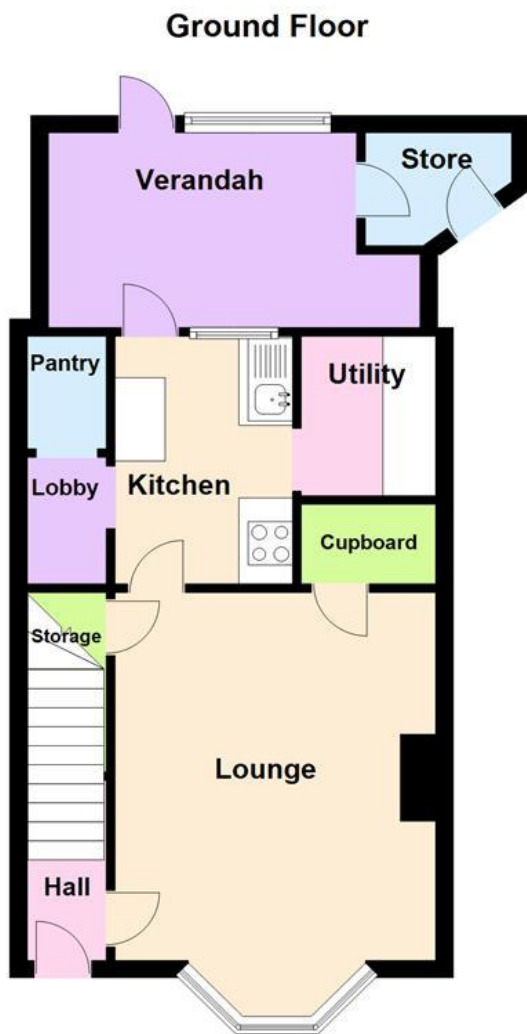
Services connected: Gas, Electric, Water, Drainage

Council tax band: A

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		86 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Map Location

