



Blakeland Road, Perry Barr  
Birmingham, B44 8AU

**£270,000**



# Perry Barr

£270,000

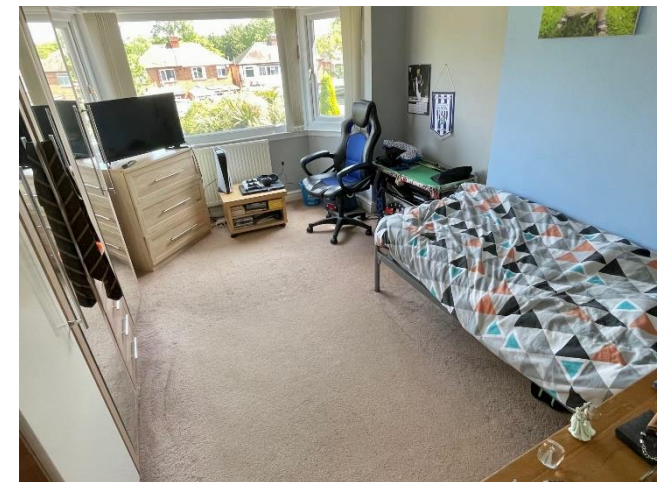


A superb, substantially extended three-bedroom traditional semi detached family home located on this highly sought after road, close to Greenholm Primary School.

Set behind a block paved driveway, the impressive property is accessed via a porch that leads to the welcoming reception hall with stairs off, understairs storage and double doors lead to the lounge with a bay window to the front. The extended dining kitchen has ample space for a table and chairs, a range of units with space for a range cooker, integrated fridge, freezer, dishwasher and microwave, there is a window to the rear and double doors and side lights lead out to the patio. On the first floor there are three bedrooms, the master is a good size double with a bay window to the front, the second bedroom is also a double with a bay window to the rear whilst the third bedroom is a single with an oriel window to the front. The bathroom has a shower over the bath, wall tiling and a window to the rear.

Outside the rear garden has a raised decked area suitable for garden furniture with steps down to the lawn and further steps at the bottom of the garden leads to a sunken entertaining area with a rear right of way.

This double glazed and centrally heated home must be viewed.







## Property Specification

THREE BEDROOMS  
EXTENDED KITCHEN/DINING ROOM  
POTENTIAL OFFICE/PLAYROOM  
OFF ROAD PARKING  
BEAUTIFULLY LANDSCAPED GARDEN

**Living Room**  
17' 5" x 10' 6" (5.3m x 3.2m)

**Playroom/Office**  
8' 6" x 10' 10" (2.6m x 3.3m)

**Kitchen/ Dining Room**  
10' 6" x 19' 4" (3.2m x 5.9m)

**Additional Kitchen Space**  
9' 10" x 8' 6" (3.0m x 2.6m)

**Bedroom One**  
15' 1" x 9' 10" (4.6m x 3.0m)

**Bedroom Two 1**  
3' 9" x 10' 10" (4.2m x 3.3m)

**Bedroom Three**  
8' 2" x 6' 11" (2.5m x 2.1m)

**Bathroom**  
7' 10" x 5' 11" (2.4m x 1.8m)

### 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: 2nd June 2023

### Viewer's Note:

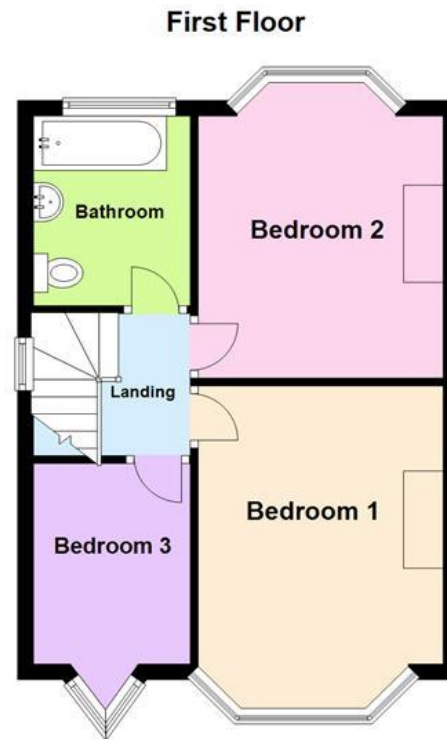
Services connected: Gas Electric Water Drainage

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Map Location

