



College Road, Perry Barr
Birmingham, B44 8DA

£370,000

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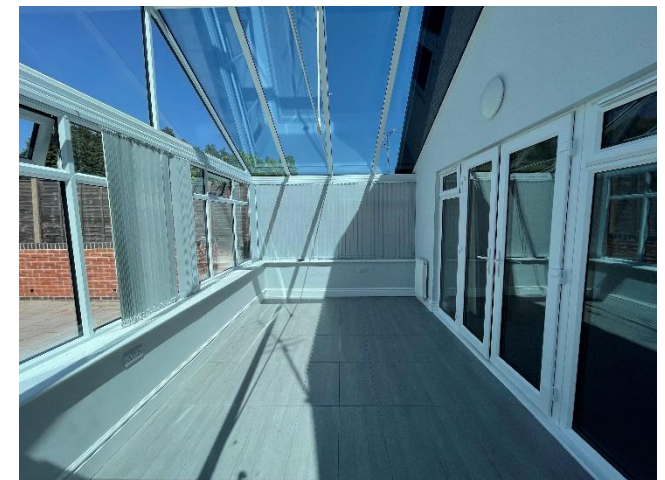
A unique opportunity to purchase a new build detached bungalow in a highly sought after location with views over Moor Lane sports ground. The finish is of exceptionally high quality throughout, and this detached dormer bungalow offers a flexible layout, perfect for modern family life.

Set behind a block paved driveway, a ramp leads to the large reception hall with stairs off and access to three bedrooms, one being a double with a window to the front, the second, also a double, has a window to the front whilst the third is a single and has a window to the side. The well appointed main bathroom has a quality feel with a separate shower cubicle as well as a bath, wall and floor tiling and a window to the side. The lounge is a particularly impressive size with a chimney recess with two windows to the side and two windows and double doors leading to the lovely conservatory with a glass roof, views over the garden and double doors to the patio. The kitchen is well fitted with a range of quality units with built in double oven, integrated fridge, freezer and dishwasher whilst an island unit has a 5 ring gas hob. A utility leads off with fitted units, spaces for a washing machine and tumble dryer and a window and door to the side.

On the first floor there are two further bedrooms, the master bedroom is something to behold being a very generous double with a window overlooking the rear garden and a door to the en suite shower, with the final bedroom a good size with a window to the front.

Outside the rear slabbed patio provides ample space for garden furniture and steps lead up to the good size lawned garden.

Viewing is essential to truly appreciate the standard of accommodation this double glazed and centrally heated home has to offer.





Property Specification

**NEW BUILD DETACHED BUNGALOW
FIVE BEDROOMS
DOUBLE GLAZING & GAS CENTRAL HEATING
NO UPWARD CHAIN**

Reception Hall

Bedroom Three 3.68m (12'1") x 3.15m (10'4")

Bathroom 2.86m (9'5") x 2.20m (7'3")

Utility 2.23m (7'4") x 1.73m (5'8")

Kitchen 5.81m (19'1") x 3.17m (10'5")

Lounge 6.63m (21'9") x 4.44m (14'7")

Bedroom Five 2.93m (9'7") x 1.94m (6'4")

Bedroom Four 3.51m (11'6") x 2.84m (9'4")

Conservatory 4.40m (14'5") x 2.78m (9'1")

Landing

Bedroom One 6.68m (21'11") max x 4.78m (15'8")

En-suite 2.47m (8'1") x 1.69m (5'7")

Bedroom Two 4.72m (15'6") x 3.53m (11'7") max

Block Paved Driveway & Excellent Rear Garden

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: 17th June 2021

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: E
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		92
(81-91) B	85	
(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

Map Location

