



Perry Common Road, Erdington
Birmingham, B23 7AT

Offers Over £200,000

Erdington

Offers Over £200,000



A larger style extended three bedroom terraced family home located on this highly popular road and is ideal for First Time Buyers.

This spacious home is set behind a slabbed and grass frontage (kerb not dropped) and is accessed via a porch which leads to the entrance hall with stairs off. The lounge has a bay window to the front and feature corner fireplace and a door opens into the extended open plan dining kitchen which has a range of units, spaces for a cooker and washing machine, a window and door lead out to the garden and there is ample space for a table and chairs as well as a useful understairs storage cupboard.

On the first floor there are three well proportioned bedrooms, the master is a double with a window to the rear, the second bedroom is also a double with some fitted wardrobes and a window to the front whilst the third bedroom is an excellent size and has a window to the front and a useful fitted wardrobe.

Outside the rear garden has a large patio area leading to the lawn with a shared side entry and this double glazed and centrally heated home must be viewed.





Property Specification

EXTENDED FAMILY HOME
THREE BEDROOMS
MID TERRACED
HIGHLY POPULAR ROAD
PERFECT FOR FIRST TIME BUYERS

Lounge
4.24m (13'11") into bay x 3.64m (11'11")

Extended Open Plan Dining Kitchen
4.63m (15'2") max x 4.25m (13'11")

Bedroom 1
4.24m (13'11") x 2.86m (9'4")

Bedroom 2
3.66m (12') x 2.86m (9'4")

Bedroom 3
3.42m (11'3") max x 2.29m (7'6")

Bathroom
2.27m (7'5") x 2.06m (6'9")

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: 14th November 2023

Viewer's Note:

Services connected: Gas Electric Water Drainage

Council tax band: B

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		83
(69-80)	C		
(55-68)	D	63	
(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

