



**Perry Park Crescent, Great Barr, B42 2LS**

**Offers In The Region Of £249,950**

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Midland Residential is delighted to present this three-bedroom semi-detached property, situated in a popular cul-de-sac location in Perry Barr. Being in close proximity to Perry Barr Park and Alexander Stadium, whilst also being ideally situated for local bus and train routes, along with shops and schools. The property briefly comprises of and having: off-road parking along with garage access. The home welcomes you through a porch leading into an entrance hallway, providing access to a guest WC. The L-shaped reception room offers a versatile living and dining space, leading through to the kitchen, while the conservatory at the rear provides additional living space with views over the rear garden. Upstairs, the property has three well-proportioned bedrooms and a newly renovated bathroom. Externally, the rear garden offers potential, making it ideal for those looking to create a pleasant outdoor space. While the property requires some modernisation, it presents a fantastic opportunity to create a wonderful family home in a highly sought-after location. The property is marketed chain-free, and viewings are strictly by appointment only.

- 3 Bedrooms
- Double Glazed (ws)
- Off Road Parking
- Gas Heating
- Garage
- Guest WC
- Modern Bathroom
- Cul-De-Sac Location
- EPCE
- Council Tax Band C

## Description

### Approach

Having a blocked driveway providing off-road parking, decorative bedding section with mature plants and shrubs, garage access, side gated access leading to the rear. fore.

### Porch

1.43 x 2.67 (4'8" x 8'9")

Having upvc double-glazed windows and door with patterned glass, fitted carpet, ceiling light point, Door leading to:

### Entrance Hallway

3.29 x 2.72(widest point) (10'9" x 8'11" (widest point))

Having a wooden front door with two fixed glazed side units

Fitted carpet, ceiling light point, balanced flu gas wall heater (not tested by agent), doors leading thereof

### Guest WC

0.91 x 1.84 (2'11" x 6'0")

Having vinyl flooring a close-coupled WC, wash hand basin with tap over and vanity unit below, mechanical extractor fan, ceiling light point.

### Reception Room

4.85 x 5.16 (widest point) (15'10" x 16'11" (widest point))

Having a fitted carpet, gas fire (not tested by agent), ceiling light point, UPVC double-glazed window leading to the rear, metal-framed double-glazed patio door leading through to the conservatory

### Conservatory

3.7 x 3.06 (12'1" x 10'0")

Having a fitted carpet, decorative wall coverings, UPVC plastic panels and double-glazed windows to the rear and side elevation, with UPVC polycarbonate roof panels UPVC double-glazed door providing access to the rear.

### Kitchen

2.62 x 1.94 (8'7" x 6'4")

Having vinyl flooring, base unit with a stainless steel sink over, wall-mounted cabinets, ceiling light point, extractor fan, UPVC double-glazed window to the side elevation, UPVC double-glazed door providing access leading to the side and rear, door leading through to the pantry store with a fixed UPVC double-glazed window with obscure glass to the side elevation

### Stairs & Landing

Having a fitted carpet, UPVC double-glazed window with obscure glass to the side elevation, ceiling light point, loft hatch access point with doors leading thereof

### Bedroom 1

3.32 x 3.08 (10'10" x 10'1")

Having a fitted carpet, UPVC double-glazed window, ceiling light point

### Bedroom 2

4.9 x 3.11 (16'0" x 10'2")

Having a fitted carpet, UPVC double-glazed window to the rear, balanced flu gas wall heater (not tested by agent), ceiling light point

### Bedroom 3

3.68 x 1.97 (12'0" x 6'5")

Having a fitted carpet, UPVC double-glazed window to the rear elevation, ceiling light point.

### Bathroom

2.14 x 1.94(widest point) (7'0" x 6'4" (widest point))

Having vinyl flooring, splashback wall tiles with plastic cladding, close-coupled WC wash hand basin with unit below,

enclosed quadrant offset shower enclosure with Triton T80 electric shower recessed ceiling spotlights, stainless steel electric heated towel rail with door leading through to closet housing water tank and airing cupboard.

### Rear Garden

Having a paved area, with a mature lawn, plants and shrubs, a fish pond.

### Garage

4.01 x 2.26 (13'1" x 7'4")

Having a concrete floor with access to the Gas & Electric meters, consumer fuse board.

### Material Information

Ask agent for further information









## Floor Plans



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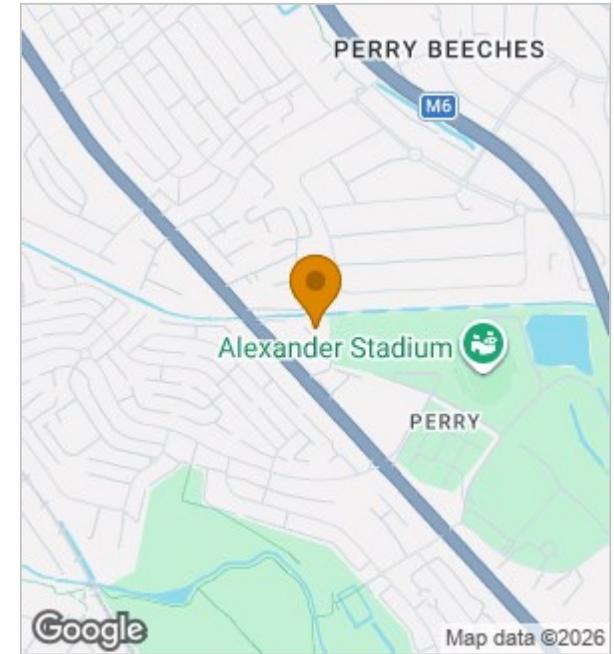
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## Area Map



## Energy Performance Graph

