



- EXTENDED SEMI DETACHED HOUSE
- THREE SPACIOUS BEDROOMS
- EXTENDED LIVING ROOM
- EXTENDED DINING AREA
- SPACIOUS FITTED KITCHEN
- SEPARATE UTILITY / SIDE ACCESS
- FITTED FAMILY SHOWER ROOM
- OFF ROAD PARKING & INTERNAL GARAGE
- LOW MAINTAINANCE REAR GARDEN
- IDEAL FIRST TIME BUY & NO UPWARD CHAIN



**BRYLAN CROFT, PERRY BARR, B44 8DW - OFFERS OVER £260,000**

Set in a quiet cul-de-sac within the ever-popular Great Barr area of Birmingham, this extended three-bedroom semi-detached family home offers convenient access to excellent public transport links into Birmingham City Centre, as well as highly regarded local schooling and nearby shops. The property is approached via a driveway providing off-road parking and access to the internal garage. A large enclosed porch leads into a spacious hallway, which feeds into an extended living room that opens seamlessly into an additional extended dining area—creating a bright and versatile family space. The ground floor further benefits from a spacious fitted kitchen and a separate utility come side passageway, offering ample storage and practicality. To the first floor, a generous landing gives access to two well-proportioned double bedrooms and a third single bedroom, all served by a family shower room and a separate WC. To the rear sits a low-maintenance garden featuring a patio area leading onto a neat lawn—ideal for relaxing or entertaining. Perfect for first-time buyers, the property is offered with no upward chain, making it an excellent opportunity to secure a wonderful family home in a sought-after location. **HURRY BEFORE YOU'RE TOO LATE!**

Accessed from the fore via brick block driveway offering off road parking leading to internal garage front and double glazed double entrance doors, into;

**PORCH: 9'4 x 4'1:** A spacious porch area with double glazed windows and double glazed internal door into;

**HALLWAY: 8'9 max, 5'7 min x 11'5:** A light and airy spacious entrance having stairs to first floor, radiator, double glazed window and doors into;

**EXTENDED LIVING ROOM: 10'6 max. 8'8 min x 22'6:** A great size extended living area with fire surround and fire, radiator and double glazed double sliding doors to rear along with feeding round into dining area and doors leading into;

**FITTED KITCHEN: 6'3 x 16'4:** A fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to side, cooker with gas hob, tiling to splashback, space for fridge and freezer, radiator and double doors into side access / utility and;

**EXTENDED DINING ROOM: 16'1 x 6'3:** A extended dining space with double glazed window to rear and radiator.

**UTILITY / SIDE PASSAGEWAY: 3'5 x 26'9:** Doors to front and rear, space and plumbing for washing machine and space for fridge freezer.

**LANDING: 7'7 max, 3'8 min x 10'7:** Double glazed opaque window to side and doors into;

**BEDROOM ONE: 9'4 max, 7'7 (wardrobe) x 16'7:** A great size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

**BEDROOM TWO: 9'4 max, 7'5 (wardrobe) x 11'7:** A further good size double bedroom with built in wardrobe system, double glazed window to front and radiator.

**BEDROOM THREE: 7'0 x 8'8:** A final bedroom with double glazed window to rear and radiator.

**SHOWER ROOM: 6'9 x 7'10:** A fitted suite with walk in shower cubicle, wash hand basin, tiling to walls, radiator and double glazed opaque window to front.

**SEPARATE W.C: 2'6 x 3'9:** Fitted with close couple W.C and double glazed opaque window to side.

**REAR GARDEN:** A good size garden with paved patio area and lawn with mature plants, shrubs and trees along with fencing to borders.

**GARAGE: 7'4 x 16'1:** Fitted with electric roller shutter doors, power and light. (Please check the suitability of this garage for your own vehicle)

**TENURE:** We have been informed by the vendors that property is Freehold.

(Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

**FIXTURES & FITTINGS:** As per sales particulars.

**COUNCIL TAX BAND:** D.

**VIEWING:** Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



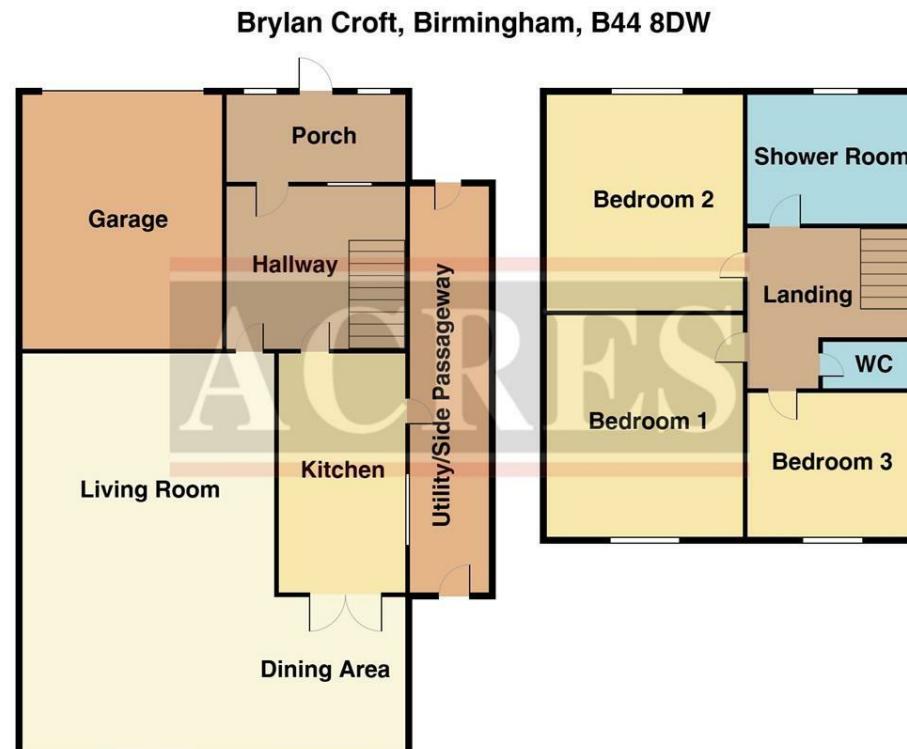
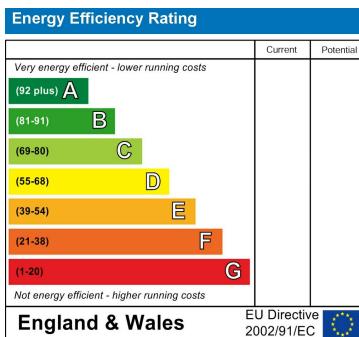
TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D

COUNCIL : Birmingham

VIEWING:

Highly recommended via Acres on 0121 358 6222



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.