

ACRES

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- SEMI DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- THREE RECEPTION ROOMS
- FITTED KITCHEN
- SEPARATE UTILITY ROOM
- DOWNSTAIRS GUEST W.C.
- FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LARGE DOUBLE GARAGE TO REAR
- NO UPWARD CHAIN



PERRY AVENUE, GREAT BARR, B42 2NF - OFFERS IN THE REGION OF £325,000

Acres are delighted to offer for sale this spacious semi detached family home situated on a very popular residential road in a prime position with huge potential to extend (STPP), with spacious interiors to include large enclosed porch, spacious hallway, front reception room, further rear reception room, along with third spacious reception room, fitted kitchen leading into separate utility leading into downstairs guest W.C. and rear garden. To the first floor are three excellent bedrooms and generous family bathroom with separate W.C. Outside is a fore garden offering multiple parking space and to the rear is an enclosed garden with patio and large lawn with double garage to far rear accessed via communal access. Viewing is essential to appreciate the space, quality and potential this property offers. **HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!**

Accessed via driveway allowing off road parking along with lawn area and door into;

PORCH: 5'5 max, 3'6 min x 6'4: Double glazed windows and door with door into;

HALLWAY: 6'0 max, 3'3 min x 12'1: A spacious hallway with stairs to first floor, cupboard space, radiator and doors into;

FRONT RECEPTION ROOM: 9'9 x 15'9 (bay) 11'3 min: A great size dining area with fire surround and fire, radiator, double glazed bay window to front.

REAR RECEPTION ROOM: 10'8 max, 10'1 min x 15'8 (bay) 11'9 min: Another great living space with fire surround and fire, radiator and double glazed double doors to rear.

FITTED KITCHEN: 8'9 x 9'6: Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, cooker with gas hob, cupboard space, tiling to splashback and radiator along with door into;

UTILITY ROOM: 4'8 x 19'3: Range of wall and base units, space and plumbing for washing machine, door to rear and door into;

DOWNSTAIRS GUEST W.C: 2'4 x 4'7: Close couple W.C.

OFFICE/PLAYROOM: 7'3 x 14'2: A great additional living space for ones own use with double glazed window to front and radiator.

LANDING: 2'8 x 8'9: Double glazed opaque window to side and doors into;

BEDROOM ONE: 10'8 max, 9'6 (wardrobe) x 15'8 (bay) 11'9 min: A great size double bedroom with built in wardrobe system, double glazed bay window to front and radiator.

BEDROOM TWO: 10'9 max, 9'7 (wardrobe) x 15'9 (bay) 11'3 min: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 9'9 max, 8'0 (wardrobe) x 8'6: Having built in wardrobe system, double glazed window to front and radiator.

BATHROOM: 8'1 x 5'6: Fitted suite with panelled bath, shower over, wash hand basin, tiling to walls, radiator and double glazed opaque window to rear.

SEPARATE W.C: 2'4 x 4'6: Close coupled W.C.

REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders along with access into;

DOUBLE GARAGE: A great size double garage with ceiling light and power points, accessed via communal rear access. (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.

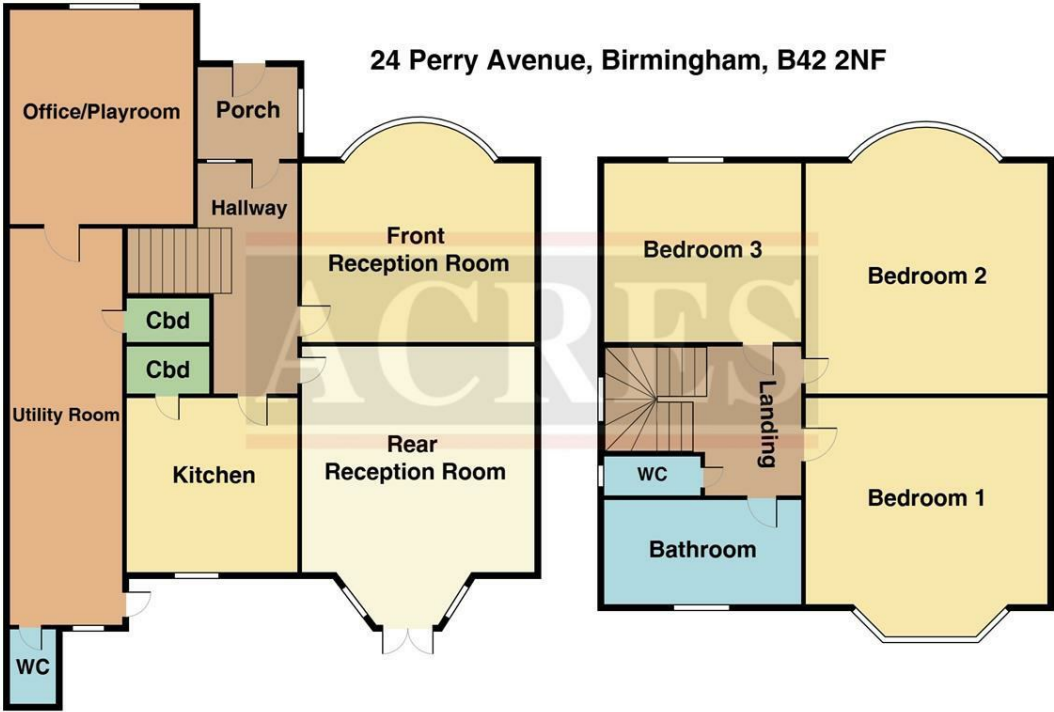
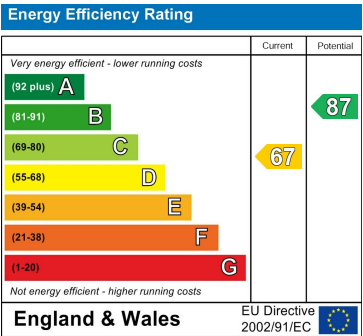
VIEWING: Recommended via Acres on 0121 358 6222.



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COUNCIL TAX : D

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.