

# ACRES

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- \* EXTENDED SEMI DETACHED HOUSE
- \* THREE BEDROOMS
- \* OPEN PLAN MODERN KITCHEN/ DINER
- \* MODERN FAMILY BATHROOM
- \* OFF ROAD PARKING TO FRONT & GARAGE
- \* QUIET CUL-DE-SAC LOCATION
- \* IDEAL FIRST TIME BUY
- \* POTENTIAL TO EXTEND (STPP)
- \* NO UPWARD CHAIN



**59 Perry Park Crescent, Birmingham, B42 2LS - Offers in the region of £285,000**

Acres are delighted to offer for sale this extended semi detached family home located just off the Walsall Road with fantastic local schooling, public transport links into Birmingham City Centre along with access into Alexander Stadium and local canals! The property benefits from double glazing and gas central heating (both where specified). The interiors include large enclosed porch along with large and welcoming hallway leading into; spacious living room / diner and extended open plan modern fitted kitchen / diner. To the first floor is a landing with access to loft and doors into two double bedrooms, one single bedroom and family bathroom. Outside is a driveway with parking space for multiple cars along with access to garage front and to the rear is a low maintenance garden. This is a very popular road so an early viewing is highly recommended to appreciate the potential on offer! **NO UPWARD CHAIN – IDEAL FIRST TIME BUY!**

Accessed from the fore via driveway offering off road parking along with access to garage front and door leading into;

**PORCH: 9'2 x 4'8** :Double glazed windows and door with door into;

**HALLWAY: 10'8 x 7'8** ;Stairs to first floor, cupboard space, radiator and doors into;

**LIVING ROOM: 16'9 max, 9'11 min x 15'11 max, 6'11 min** : A great size through living area with fire surround and fire, radiator, double glazed bay window to rear and double glazed sliding doors to rear leading into patio.

**DINING AREA: 8'11 x 7'8** : A great dining area having double glazed window to side and front along with being open plan with;

**KITCHEN: 13'3 x 8'7** : Modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, electric hob with extractor hood over, tiling to splashback, space and plumbing for washing machine and radiator.

**LANDING: 7'10 x 6'6** : Double glazed opaque window to side and doors into;

**BEDROOM ONE: 16'10 x 10'0** A great size double bedroom with double glazed window to rear and radiator.

**BEDROOM TWO: 10'10 x 10'2** : A further good size double bedroom with double glazed window to front and radiator.

**BEDROOM THREE: 12'0 x 6'6** : A good sized final bedroom, double glazed window to rear and radiator.

**BATHROOM: 6'4 x 4'3** : Fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to walls, radiator and double glazed opaque window to front.

**REAR GARDEN:** A good size garden with paved patio area and lawn with fencing to borders.

**GARAGE: 16'6 x 7'5** : *(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:** C

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

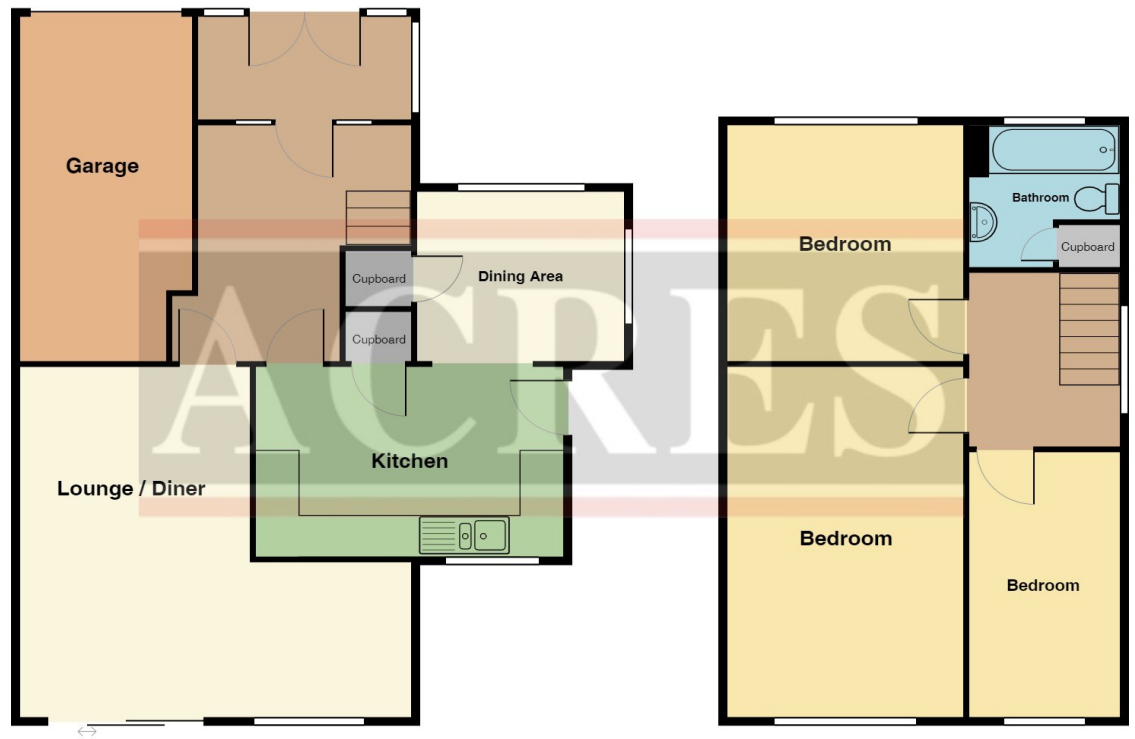


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

### Perry Park Crescent, B42 2LS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

## PERRY PARK CRESCENT