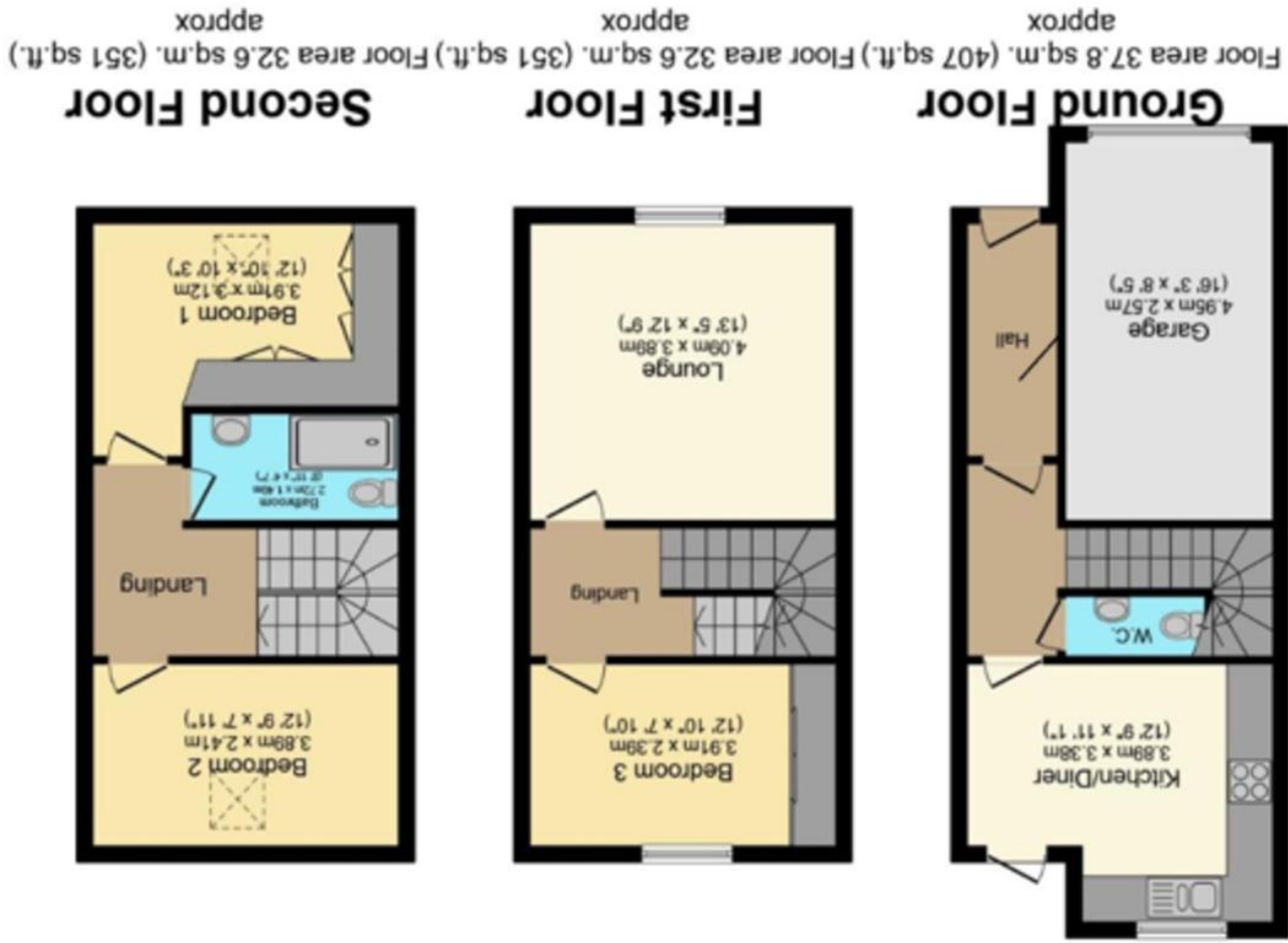


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.  
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
Therefore we recommend that you regularly monitor our website or email us for updates.  
Please feel free to relay this to your Solicitor or License Conveyor.



Boldmere | 0121 321 3991



- THREE BEDROOM SEMI DETACHED HOME
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- LOW MAINTENANCE GARDEN
- INTEGRATED GARAGE
- FITTED WARDROBES

Goosemoor Lane, Erdington, Birmingham, B23 5PW

£250,000

## Property Description

A fantastic opportunity to own this beautifully presented 3-bedroom semi-detached property, ideal for families and couples alike. Located in a desirable area with excellent public transport links and local amenities within easy reach, this property is a true gem. Upon entering, you are greeted with a neutrally decorated interior, creating a warm and inviting atmosphere throughout. The property boasts a spacious reception room, perfect for entertaining guests or relaxing with family. The master bedroom features built-in wardrobes, providing ample storage space and adding a touch of elegance to the room. With two additional bedrooms, there is plenty of space for a growing family or for those in need of a home office. The property also includes a modern kitchen and a well-maintained bathroom, offering convenience and comfort for everyday living.

Don't miss out on the opportunity to make this lovely property your new home. Contact us today to arrange a viewing and experience the charm and comfort this home has to offer.

**ENTRANCE HALL** Providing access to kitchen/diner and door into garage.

**REFITTED KITCHEN/DINER** 12' 9" x 11' 1" (3.89m x 3.38m) Having laminate flooring, double glazed window, double glazed French door, a range of wall and base units, cooker, dishwasher, radiator, ceiling light and power points.

**WC** 2' 7" x 3' 7" (0.79m x 1.09m) Having low level wc and wash basin.

**GARAGE** 16' 3" x 8' 5" (4.95m x 2.57m) Having power and light and plumbing for washing machine.

**FIRST FLOOR LANDING** Providing access to bedroom three and lounge.

**LOUNGE** 13' 5" x 12' 9" (4.09m x 3.89m) Carpeted and having double glazed window, radiator, ceiling light and power points.

**BEDROOM ONE** 12' 10" x 7' 10" (3.91m x 2.39m) Carpeted and having double glazed window, fitted wardrobes, radiator, ceiling light and power points.

**SECOND FLOOR LANDING** Providing access to master bedroom, bedroom two and bathroom.

**BEDROOM TWO** 12' 9" x 7' 11" (3.89m x 2.41m) Carpeted and having double glazed window, radiator, ceiling light and power points.

**BEDROOM THREE** 12' 10" x 10' 3 min" (3.91m x 3.12m) Carpeted and having double glazed window, fitted wardrobes, radiator, ceiling light and power points.

**REFITTED BATHROOM** 8' 11" x 4' 7" (2.72m x 1.4m) Having tiled flooring, walk in shower, low level wc, wash basin, heated towel rail and ceiling light.

**OUTSIDE** To the rear is a low maintenance garden with a censored light and raised flower beds.

**AGENTS NOTE** Loft space which is partially boarded.

Council Tax Band A - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property :-

Mobile coverage - voice and data available for EE, Three, O2 and Vodafone

Broadband coverage:-

Broadband Type = Standard Highest available download speed 6 Mbps.  
Highest available upload speed 0.7 Mbps.  
Broadband Type = Superfast Highest available download speed 80 Mbps.  
Highest available upload speed 20 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps.  
Highest available upload speed 100 Mbps.

Networks in your area - Openreach, Virgin Media

**FIXTURES AND FITTINGS** as per sales particulars.

**TENURE**

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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