



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 Conveyer.

Boldmere | 0121 321 3991



- SPACIOUS THREE BEDROOM PROPERTY
- MODERN FAMILY BATHROOM
- TWO RECEPTION ROOMS
- EXTENDED MODERN KITCHEN/DINER
- GARAGE



Goosemoor Lane, Erdington, Birmingham, B23 5QX

£325,000



Property Description

Welcome to Goosemoor Lane, a charming and popular location where this exceptional semi-detached residence awaits you. Perfectly positioned, this spacious three-bedroom home offers a wonderful blend of comfort, style, and practicality, making it an ideal family haven or a perfect retreat for those seeking extra space.

From the moment you approach, you'll be greeted by the inviting frontage with a garden, driveway and garage, providing ample parking and secure storage for your vehicle. Step inside to discover a warm and welcoming interior that seamlessly combines modern updates with timeless character. The heart of this home is undoubtedly the extended, stylish kitchen-an absolute chef's dream-featuring contemporary fittings, sleek countertops, and plenty of space for meal preparation and entertaining. Whether you're hosting dinner parties or enjoying family breakfasts, this space is sure to impress. The dedicated reception rooms offer versatile living options, perfect for relaxing evenings or lively gatherings. The spacious lounge provides a cosy environment to unwind, while the additional reception room can serve as a dining area, home office, or playroom-tailored to suit your lifestyle. Large windows throughout flood the interiors with natural light, creating a bright and airy atmosphere that complements the tasteful decor.

Upstairs, you'll find three bedrooms, each offering comfort and tranquillity. The master bedrooms benefit from ample space and potential for personalisation, while the remaining bedroom is perfect for children, guests, or even a home workspace. A well-appointed bathroom completes the upper level, equipped to meet all your daily needs with style and ease.

Step outside into the great-sized garden-a true outdoor sanctuary. It's perfect for family barbecues, summer gatherings, or simply enjoying some peaceful outdoor relaxation. The lush lawn and patio areas provide endless possibilities for outdoor fun and gardening enthusiasts alike.

This property on Goosemoor Lane is not only a beautiful family home but also a fantastic opportunity to enjoy a vibrant community setting. Close to local amenities, excellent schools, and convenient transport links, it offers both quiet suburban living and easy access to nearby towns and city centres. This home combines modern elegance with practical features, spacious living areas, and a generous garden-everything you need for comfortable, stylish living. Don't miss the chance to make this wonderful property your new home!

OUTSIDE To the front is a paved drive with off road parking, lawned area and entry to the garage.

PORCH Double glazed front door, tiled and solid wood door into:-

HALLWAY Carpeted, radiator, stairs leading to first floor, under stairs storage.

FRONT RECEPTION ROOM 10' 11" x 13' 11" (3.33m x 4.24m) Double glazed window and radiator.

BACK RECEPTION ROOM 11' 0" x 13' 11" (3.35m x 4.24m) Double glazed windows and door to garden, fireplace and radiator.

KITCHEN / DINER 15' 9" x 13' 6" (4.8m x 4.11m) Door leading to the side passage, door leading to garage and wc. Fitted kitchen with integrated dishwasher and washing machine, fitted double oven and five ring hob with extractor, tiled floor, window overlooking the garden, two radiators and skylight.

GARAGE 8' 6" x 14' 11" (2.59m x 4.55m) With electric doors and houses the boiler.

WC Tiled floor, wc, wash hand basin, window and radiator.

FIRST FLOOR LANDING Carpeted, doors to bedrooms, bathroom and separate wc.

BEDROOM ONE 10' 10" x 16' 0" (3.3m x 4.88m) Double glazed bay window to front and radiator.

BEDROOM TWO 10' 10" x 15' 5" (3.3m x 4.7m) Double glazed bay window to rear and radiator.

BEDROOM THREE 7' 0" x 8' 6" (2.13m x 2.59m) Double glazed window and radiator.

SEPARATE WC Radiator, double glazed window and wc.

BATHROOM 6' 10" x 6' 3" (2.08m x 1.91m) Bath with shower off central heating, heated towel rail, radiator and double glazed window.

REAR GARDEN Accessible from rear reception rear and side entry via front gate or kitchen side door, paved patio area and walkway, lawn and shed.

Council Tax Band C - Birmingham

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE and Three - Good outdoor

O2 and Vodafone - Good outdoor and in-home

Broadband coverage:-

Broadband Type = Standard Highest available download speed 13 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 1800 Mbps.

Networks in your area:- Openreach, Virgin Media, CityFibre

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

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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