



Pugin Gardens,
Birmingham, B23 5YF

£275,000

New Oscott

£275,000



This modern style semi detached property occupies a coveted and enviable cul de sac location on this sought after development on the Boldmere borders.

Being ideally situated for local schools, shops and transport links with green space close by the property must be viewed at the earliest convenience if it is to be fully appreciated.

The accommodation itself is entered via a hallway and comprises a well-proportioned lounge with access off to modern style dining kitchen.

The first floor offers three bedrooms, and a bathroom with with white bath suite.

Outside there is a generous driveway and garage along with front and rear gardens.

- SUPERBLY LOCATED WELL PRESENTED MODERN STYLE SEMI-DETACHED
- THREE BEDROOMS
- WELL PROPORTIONED LOUNGE
- MODERN FITTED DINING KITCHEN
- GENEROUS DRIVEWAY AND GARAGE
- CLOSE PROXIMITY TO DESIRABLE SHOPS SCHOOLS AND TRANSPORT LINKS
- SOUGHT AFTER DEVELOPMENT WITH MUCH GREEN SPACE
- GOOD SIZE REAR GARDEN





Property Specification

SUPERBLY LOCATED WELL PRESENTED MODERN STYLE SEMI-DETACHED

The property briefly comprises:

Lounge 4.26m (14') x 3.55m (11'8")

Dining Kitchen 4.52m (14'10") x 2.67m (8'9")

Bedroom 2.99m (9'10") x 2.39m (7'10")

Bedroom 4.06m (13'4") x 2.49m (8'2")

Bedroom 2.45m (8') x 1.98m (6'6")

Bathroom 2.11m (6'11") x 1.78m (5'10")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 13th March 2023

Viewer's Note:

Services connected: Mains electricity, gas, water & drainage

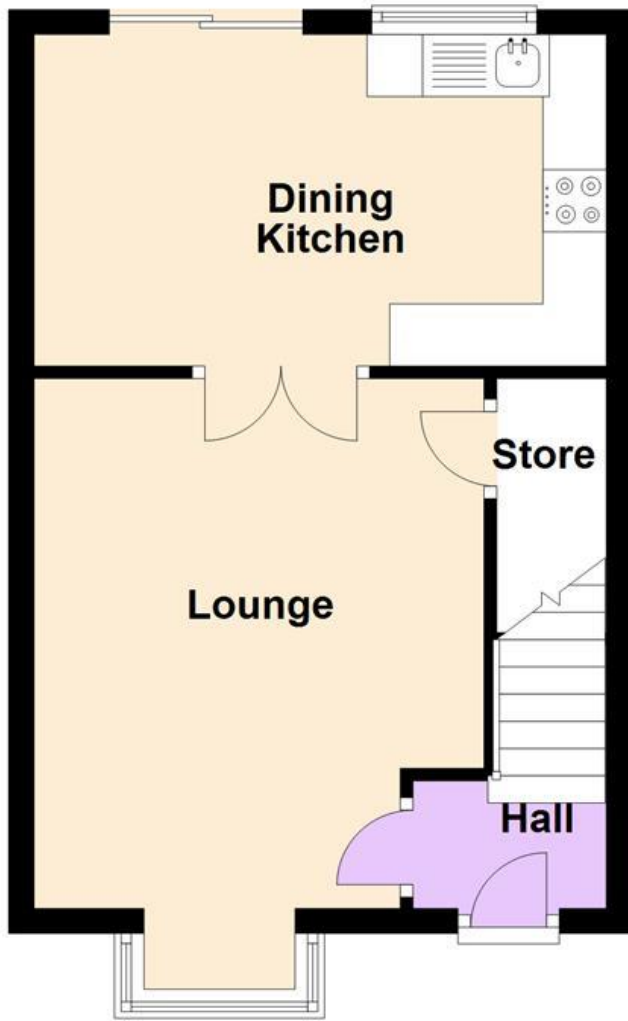
Council tax band: C

Tenure: Freehold

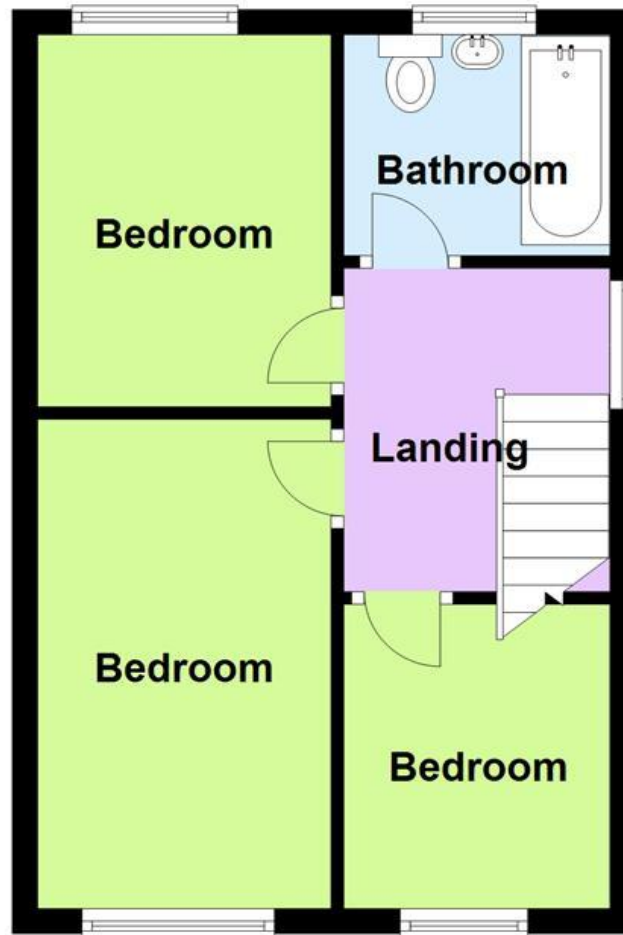
Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

