



Pugin Gardens,  
Birmingham, B23 5YF

Offers Over £310,000



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This well presented superbly located modern style link-detached property occupies a popular sought after cul-de-sac location set within close proximity of many desirable amenities.

The accommodation on offer includes an oversized lounge dining room an additional family room/study a utility room, guest cloakroom. To the first floor there are three bedrooms and a contemporary bathroom.

Outside a driveway provides off road parking whilst a side gate leads to the attractive low maintenance rear garden.







## Property Specification

WELL PRESENTED OVERSIZED LINK DETACHED PROPERTY  
THREE BEDROOMS  
GENEROUS LOUNGE DINING ROOM  
GUEST CLOAKROOM  
FAMILY ROOM / STUDY WITH UTILITY OFF

Lounge/Dining Room 4.35m (14'3") x 2.91m (9'7")

Kitchen 2.74m (9') x 2.67m (8'9")

Pantry 1.19m (3'11") x 0.87m (2'10")

Utility Room 2.47m (8'1") x 1.30m (4'3")

Family Room / Study 4.83m (15'10") x 2.47m (8'1")

WC

Landing

Bedroom 1 4.04m (13'3") x 3.35m (11')

Bedroom 2 3.13m (10'3") x 2.49m (8'2")

Bedroom 3 2.72m (8'11") x 2.23m (7'4")

Bathroom

### 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: 15th December 2023

### Viewer's Note:

Services connected: Gas, Electric, Water, Drainage  
Council tax band: D  
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

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		

## Map Location

