



Goodison Gardens, Erdington,
Birmingham, B24 0AQ

Offers in the Region Of £280,000

Erdington

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A BEAUTIFULLY PRESENTED THREE BEDROOMED SEMI DETACHED HOUSE located on the Erdington/Wylde Green borders, CONVENIENT FOR LOCAL SCHOOLING AND ARTERIAL TRANSPORT LINKS TO BIRMINGHAM.

The property briefly comprises; hallway with doors off to lounge, kitchen and front facing dining room (being former garage conversion) a fitted and well appointed kitchen with a range of modern wall and base units, double electric oven, hob and fridge freezer. The first floor the landing has doors off to all bedrooms and a family bathroom which offers a full white suite.

Externally and to the frontal elevation is a full width driveway and side entrance. To the rear is an enclosed South Westerly facing garden with patio area, lawn with herbaceous borders.

EARLY VIEWING VIA SELLING AGENTS PAUL CARR ERDINGTON OFFICE IS HIGHLY RECOMMENDED





Property Specification

OUTSTANDING PRESENTATION THROUGHOUT
AND BEING IN A SOUGHT AFTER LOCATION
THE PROPERTY BRIEFLY COMPRISES;

Entrance Hall

Dining Room 4.81m (15'9") x 2.69m (8'10")

Lounge 4.88m (16') x 3.04m (10')

Kitchen 4.84m (15'11") x 1.94m (6'4")

Landing

Bedroom 1 4.93m (16'2") x 3.03m (9'11")

Bedroom 2 3.33m (10'11") x 3.03m (9'11")

Bedroom 3 4.01m (13'2") x 2.03m (6'8")

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: 2nd April 2024

Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band: C
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		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

