



Lydd Croft, Castle Vale
Birmingham, B35 6PP

£295,000

Castle Vale

£295,000



Outstanding is not a word to be used lightly in connection with this beautifully redressed family home. Offering an expansive range of facilities and being set within a range of local amenities and providing arterial transport connections to Birmingham and other major employment hubs please be quick to book your viewing to avoid disappointment.

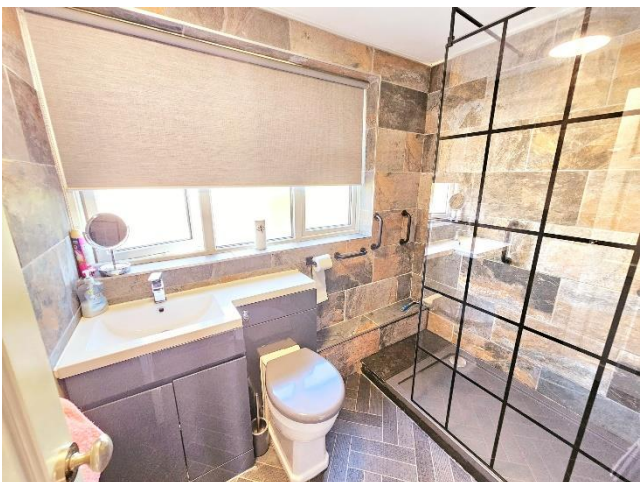
The property on offer briefly comprises; off road parking to the fore, an internal hallway with sitting room or optional fifth bedroom (annex) with en-suite shower room to the left hand elevation, to the right hand elevation is a most beautifully appointed family lounge with a gorgeous re-fitted breakfast kitchen to the rear with a range of matching base and wall units. Leading off the kitchen is magnificent enlarged conservatory with solid roof creating a further dining room and sun lounge and entertainment space.

To the first floor are four good size bedrooms and a stunning re-fitted family bathroom with white shower suite.

The property is completed by an elegant dressed low maintenance landscaped Westerly facing garden to the rear.

Viewings are via Paul Carr Erdington for proceedable purchasers only.





Property Specification

AN OUTSTANDINGLY PRESENTED
CONTEMPORARY FAMILY HOME
FOUR/FIVE BEDROOMS
BRIEFLY COMPRISES;

Lounge 4.55m (14'11") x 4.10m (13'5")

Dining Area 2.76m (9'1") x 2.66m (8'9")

Conservatory

Kitchen Area 2.70m (8'10") x 2.66m (8'9")

Annex/Bedroom 5 8.33m (27'4") max x 2.27m (7'5")

Shower Room

Landing

Bedroom 1 3.42m (11'3") x 3.40m (11'2")

Bedroom 2 3.53m (11'7") x 2.65m (8'8")
plus 0.92m (3') x 0.92m (3')

Bedroom 3 5.05m (16'7") x 2.26m (7'5")

Bedroom 4 2.67m (8'9") x 2.40m (7'10")

Shower Room

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: 25th June 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		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

