



Hidson Road, Erdington
Birmingham, B23 7DY

Offers in the Region Of £299,950

Erdington

Offers in the Region Of £299,950



Beautifully presented and refurbished throughout this outstanding and magnificently extended family home is conveniently situated for local schooling, having arterial transport routes within 200 yards and offering the solidity of a traditional 1950's built semi detached, this family home is a must for viewing.

The property briefly comprises; porch, entrance hallway with guest cloakroom off, a sumptuous front facing lounge is further complimented by a rear reception room having spectacular views over the rear gardens. An extended and fitted breakfast kitchen then leads off the rear of the entrance hallway with a outstanding refitted range of base and wall units with appliances thereto - ideal for family dining - with doorway off to garage.

To the first floor are three good size bedrooms, two with beautifully appointed fitted wardrobes and a magnificent refitted bathroom with full white suite.

To the frontage is a block paved fore garden providing off road parking and a side garage leading off, which offers further opportunity for adaption (subject to regulatory approval).

To the rear are outstanding Westerly facing gardens, with a dressed patio, a lawned garden section and well stocked herbaceous borders.

Early viewing is highly recommended to avoid disappointment and by appointment only via Paul Carr Erdington for proceedable purchasers.



Property Specification

THIS OUTSTANDINGLY SUCCESSFUL
EXTENDED FAMILY HOME
SUMPTUOUS PRESENTATION TO THE HIGHEST
ORDER THROUGHOUT BRIEFLY COMPRISES;

Porch

Entrance Hall

Guest w.c.

Reception Room 3.96m (13') max x 3.39m (11'1")

Reception Room 3.52m (11'7") x 3.47m (11'5") max

Kitchen/Diner 4.97m (16'4") x 2.75m (9')

Garage 4.99m (16'4") x 2.80m (9'2")

Landing

Bedroom 1 3.99m (13'1") max x 3.33m (10'11")

Bedroom 2 3.50m (11'6") x 3.40m (11'2")
plus 0.24m (0'9") x 0.24m (0'9")

Bedroom 3 2.32m (7'7") x 1.96m (6'5")

Bathroom 2.66m (8'9") x 1.82m (6')



Agent's Note:

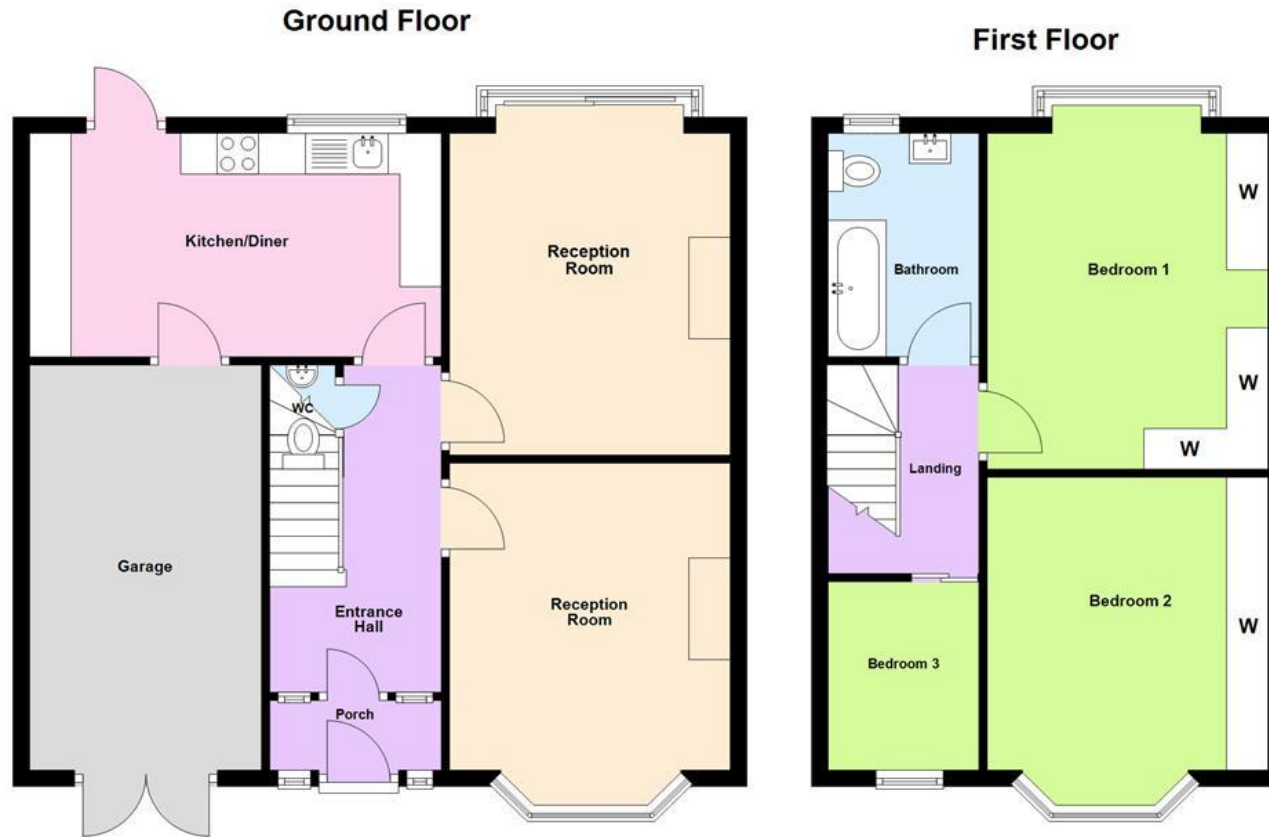
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 4th July 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		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

