



Elstree Road, Erdington
Birmingham, B23 6JN

Offers in the Region Of £248,500

Erdington

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If ever the 'wow factor' applied, this family home is its embodiment!

Exquisitely presented to offer an open plan family living space incorporating a spacious luxury kitchen/dining area - this home is bound to impress. Offering the highest standard of decor throughout with beautifully dressed rooms and luxury bathroom, the property further offers a magnificently presented garden with entertainment area, together with off road parking to the frontage.

The home on offer briefly therefore comprises; an entrance hallway, front facing spacious lounge with bay to the fore garden, a dining kitchen with a range of matching base and wall units, a inner lobby with guest W.C. off, and a full length utility veranda with working surfaces thereto permitting front to rear access.

To the first floor are three good size bedrooms and family bathroom with full white suite.

The Westerly facing gardens have a large patio entertainment area with ample lawned area beyond.

Viewing is highly advised and via selling agents Paul Carr Erdington.





Property Specification

THIS OUTSTANDING FAMILY HOME PRESENTED TO THE HIGHEST ORDER THROUGHOUT BRIEFLY COMPRISES;

Porch

Lounge 4.78m (15'8") x 3.19m (10'6")

Kitchen 4.28m (14'1") x 2.87m (9'5")

Lobby/WC

Utility/Veranda 5.50m (18'1") x 2.38m (7'10")

Landing

Bedroom 1 3.88m (12'9") x 2.85m (9'4")

Bedroom 2 3.30m (10'10") x 3.00m (9'10")
plus 1.16m (3'10") x 1.16m (3'10")

Bedroom 3 2.30m (7'7") x 2.27m (7'5")

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: 26th July 2024

Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band: B
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	56 D	
39-54	E		
21-38	F		
1-20	G		

Map Location



Ground Floor



First Floor

