



Court Farm Road, Erdington
Birmingham, B23 5NE

Offers in the Region Of £210,000

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Presented to offer a family living space incorporating bright, contemporary and spacious kitchen/dining area with separate lounge to the frontage, this home is bound to impress.

Offering a high standard of maintenance throughout, on the first floor are three bedrooms and family bathroom.

The property further offers a magnificently presented garden with entertainment area, together with off road parking to the left-hand frontal elevation and driveway.

Viewing is highly advised and via selling agents Paul Carr Erdington for proceedable purchasers only.





Property Specification

FAMILY HOME - CLOSE TO LOCAL TRANSPORT ROUTES
AND SCHOOLS
ERDINGTON CENTRE WITH HALF MILE WITH SHOPS
STORES AND SUPERMARKETS
WELL APPOINTED FRONT LOUNGE
OPEN PLAN FITTED KITCHEN AND FAMILY DINING ROOM

Porch

Entrance Hall

Lounge 4.41m (14'6") x 4.27m (14')

Dining Area 2.78m (9'1") x 2.14m (7')

Kitchen 2.98m (9'9") x 2.78m (9'1")

Bedroom 1 3.83m (12'7") x 2.94m (9'8")
plus 0.54m (1'9") x 0.54m (1'9")

Bedroom 2 3.32m (10'11") x 2.96m (9'9")
plus 0.54m (1'9") x 0.54m (1'9")

Bedroom 3 3.36m (11') x 2.26m (7'5")
plus 0.54m (1'9") x 0.54m (1'9")

Bathroom 2.82m (9'3") x 1.97m (6'6")
plus 0.54m (1'9") x 0.54m (1'9")

Landing

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: 20th August 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		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	23 F	
1-20	G		

Map Location

