



Brueton Drive, Erdington
Birmingham, B24 9BQ

Offers in the Region Of £225,000

Erdington

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Stunning! Outstanding! Superlatives not to be used lightly are easily justified in this beautifully re-dressed and presented quality property.

Situated in a sought after address and being within half a mile of Erdington centre, consequently providing arterial transport routes by both road and rail, this property is an absolute must for viewing.

The property in brief comprises; a beautifully appointed and fitted kitchen, lovely lounge diner with open views over the rear gardens and beyond. To the first floor are two good size bedrooms the master with fitted wardrobes and a beautifully appointed bathroom with white shower suite.

To the outside is off road parking for two cars to the left hand frontal elevation and to the rear a delightful sun patio/terrace with Easterly facing landscaped garden having raised borders and to the rear panoramic views to parkland/playing fields.

Viewing is highly recommended and is strictly via Paul Carr Erdington.





Property Specification

THIS DELIGHTFUL HOME
IN SOUGHT AFTER CUL-DE-SAC LOCATION
BRIEFLY COMPRISES;

Entrance Hall

Kitchen 2.81m (9'3") x 2.38m (7'10")

Lounge/Diner 5.07m (16'8") x 3.53m (11'7")

First Floor Landing

Bedroom 1 3.54m (11'7") x 2.85m (9'4")

Bedroom 2 3.52m (11'7") x 2.97m (9'9")

Bathroom 2.57m (8'5") x 1.50m (4'11")

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

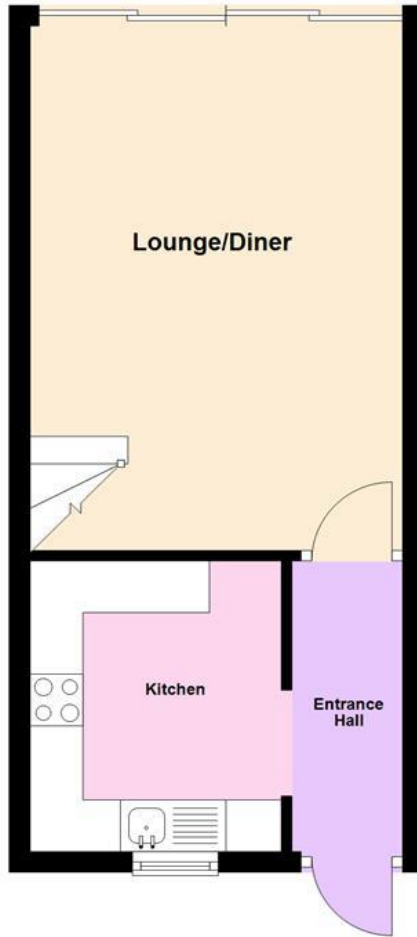
Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band: C
Tenure: Freehold

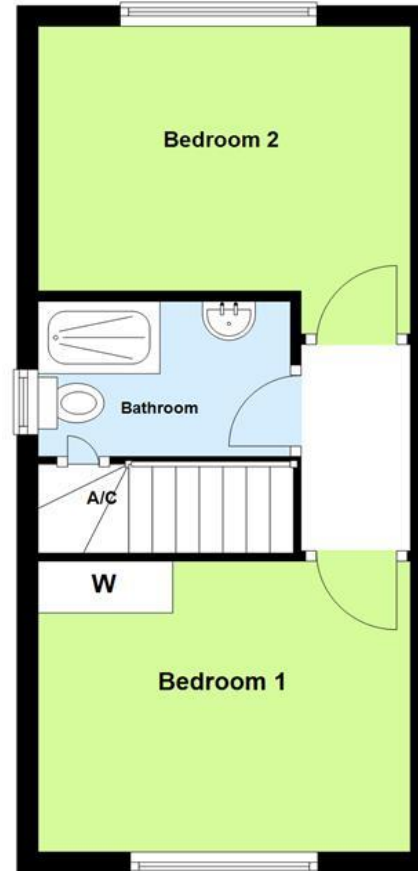
Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

