



Rutherford Road, Erdington
Birmingham, B23 5JU

Offers in the Region Of £260,000

Erdington

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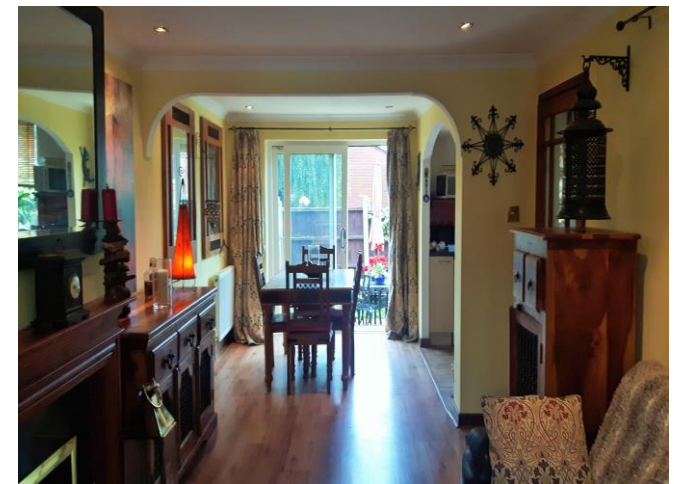


Being offered for sale with NO UPWARD CHAIN VACANT POSSESSION UPON COMPLETION - ideally located in this cul-de-sac location off Court Lane, stands this immaculately presented property that has been thoughtfully enhanced by its current owners.

The approach to this traditional home is provided by a block paved driveway leading to the entrance doorway. The hallway gives access to the first floor landing and provides a useful under stairs storage cupboard. The lounge is open plan to the dining room and consequently has views to the fore with to the rear are patio doors opening onto the rear gardens, the kitchen leads off the rear of the dining room section and offers a contemporary open plan presentation having a range of wall and base units with integrated oven, hob and extractor with complimentary tiling to splash back areas. On the first floor are three good size bedrooms together with the modern style bathroom with a white suite.

Outside to the rear is a good sized mature easterly facing garden that radiates to the right hand boundary providing an expansive plot comprising seasonal flower display and shrub borders with a pagoda, block paved patio areas and lawn area with side gated access. Subject to regulatory approval the plot offers further potential to extend.

Internal viewing essential to appreciate the standard and size of the accommodation on offer. all viewings are via Paul Carr Erdington office and for proceedable purchasers only.





Property Specification

THIS BEAUTIFULLY PRESENTED SEMI DETACHED
SITUATED ON A CORNER PLOT
OFFERING FURTHER POTENTIAL TO EXTEND
(SUBJECT TO REGULATORY APPROVAL)
BRIEFLY COMPRISES;

Hallway

Lounge/Diner 12.60m (41'4") x 2.82m (9'3")

Kitchen 3.11m (10'2") x 2.32m (7'7")

Landing

Bedroom 1 4.45m (14'7") max x 3.10m (10'2")

Bedroom 2 3.53m (11'7") x 2.89m (9'6")

Bedroom 3 1.83m (6') x 1.71m (5'7")

Bathroom 2.40m (7'10") x 2.08m (6'10")

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: 22nd August 2024

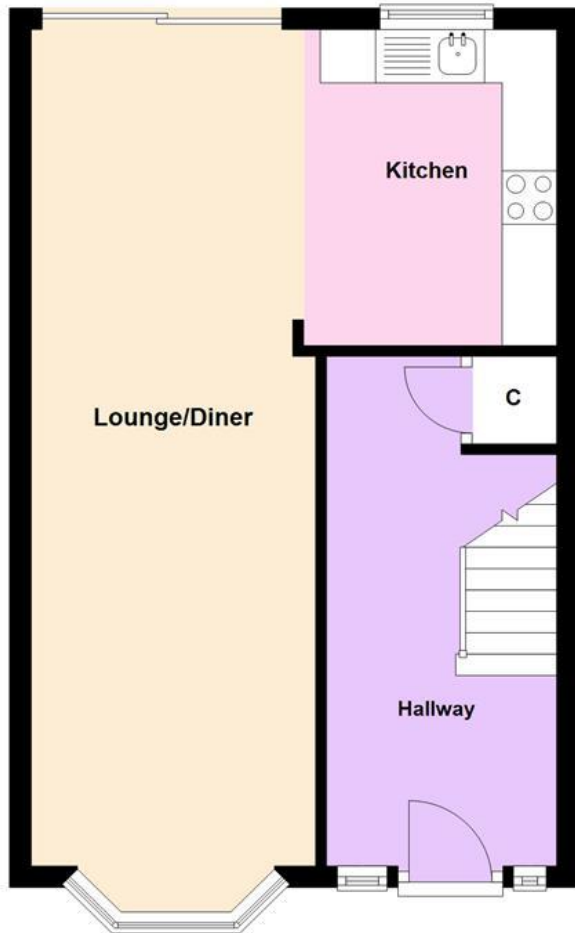
Viewer's Note:

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

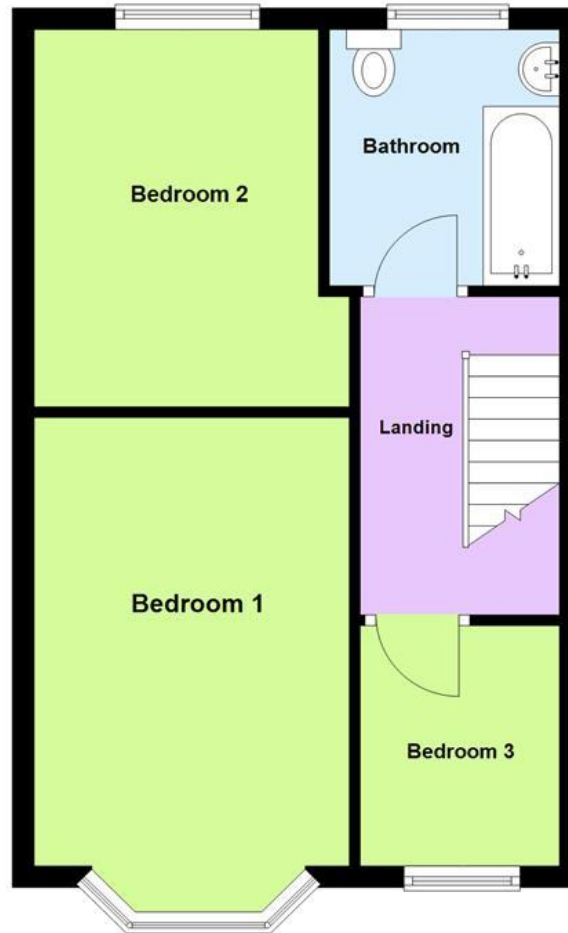
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

