



Kingsbury Road, Erdington  
Birmingham, B24 8RD

Offers in the Region Of £325,000

# Erdington

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Paul Carr Estate Agents Erdington are pleased to offer for sale this most delightful, beautifully appointed and extended three bedroom semi-detached family home situated in a well regarded residential location. The property on offer boasts a range of local amenities, from convenience shopping to schools and public transport routes by road and rail to Birmingham City Centre.

Sitting within an expansive plot the property benefits from a most thoughtful re-working to provide a stunning open plan kitchen/dining area extension, affording a contemporary kitchen and family area providing a range of fitted matching kitchen units and providing outstanding views over magnificent rear gardens. A separate rear sitting room also leads off with an additional front lounge. The property briefly comprises a substantial fore garden with side gated driveway to rear garaging, with entrance provided via a porch that then leads into an impressive entrance hallway with front reception room with views to the front gardens. To the rear elevation is a lounge with an extension leading off offering a through breakfast area with access open plan into the beautifully appointed extended kitchen kitchen, patio door access leads off to the rear elevation leading to a most beautifully appointed garden with patio area ideal for Al-fresco dining with substantial lawned section beyond with open and most spectacular views to landscaped gardens which offer a South facing elevation. To the first floor are three good size bedrooms and a sumptuous refitted family bathroom. Parking is provided from the left hand gated driveway which leads to a rear right of way with a combination of both double and single garaging with attached workshop, able to accommodate three vehicles.

In all a most accomplished property bound to attract substantial attention. Viewing is strictly by appointment via Paul Carr Erdington office for proceedable purchasers only.





## Property Specification

THIS OUTSTANDING EXTENDED FAMILY HOME  
IN SOUGHT AFTER LOCATION  
BRIEFLY COMPRISES

Porch

Entrance Hall

Dining Room 3.61m (11'10") x 3.35m (11')

Lounge 4.12m (13'6") x 3.78m (12'5")

Kitchen 5.08m (16'8") x 2.00m (6'7")

Breakfast Area 3.31m (10'10") x 1.83m (6')

Landing

Bedroom 1 3.35m (11') x 2.93m (9'7")  
plus 0.16m (0'6") x 0.16m (0'6")

Bedroom 2 3.52m (11'7") x 2.70m (8'10")  
plus 0.16m (0'6") x 0.16m (0'6")

Bedroom 3 3.14m (10'4") x 1.92m (6'4")  
plus 0.68m (2'3") x 0.68m (2'3")

Bathroom

### Agent's Note:

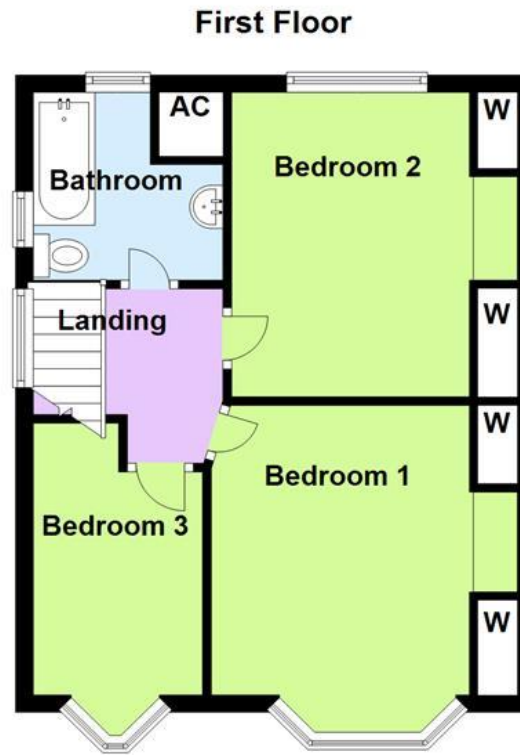
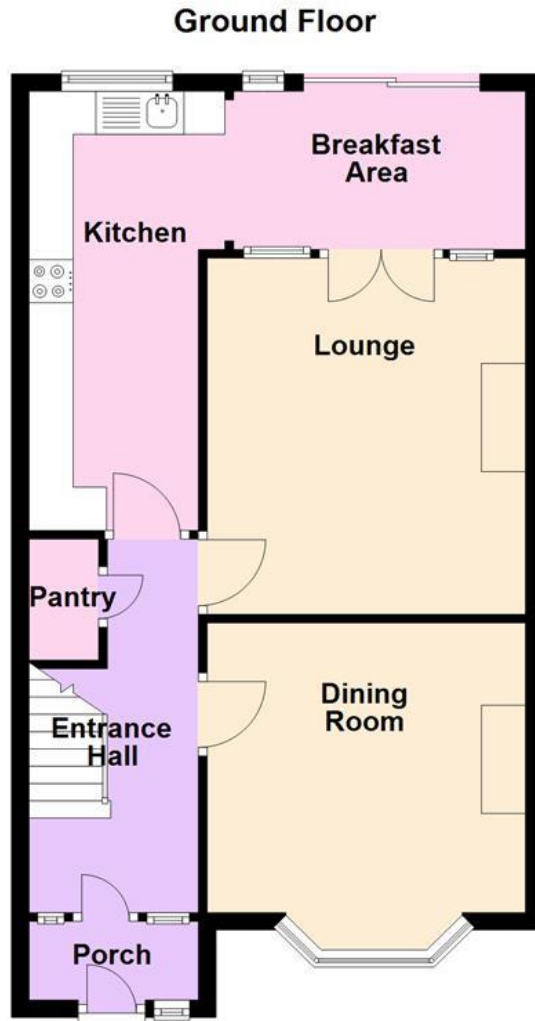
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 22nd 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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

