



Charlecote Drive, Erdington
Birmingham, B23 5JT

Offers in the Region Of £265,000

Erdington

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OFFERED FOR SALE WITH NO UPWARD CHAIN -
VACANT POSSESSION UPON COMPLETION -

Lovingly maintained and presented throughout this beautiful home is located in a much sought after residential road formed as a cul-de-sac off Court Lane Erdington and being within short distance of Chester Road, providing road, rail and arterial transport connections accessing major employment hubs and with the convenience of local schooling this delightful home is a must for a growing family.

The property briefly comprises; driveway parking with garage off, an entrance hallway with fully fitted kitchen, a bright Southerly facing lounge, and three good size bedrooms to the first floor together with bathroom.

Of particular note is the double off road parking to the block paved driveway and garage together with well presented Southerly facing lawned rear gardens and patio.

Viewing is strictly by appointment via Paul Carr Erdington office - book now to avoid disappointment!



Property Specification

THIS DELIGHTFUL
CONTEMPORARY FAMILY HOME
BRIEFLY COMPRISES;

Porch

Hall

Kitchen 3.04m (10') x 1.96m (6'5")

Living Room 5.46m (17'11") x 3.63m (11'11") max

Garage

Landing

Bathroom

Bedroom 1 3.68m (12'1") x 3.40m (11'2")

Bedroom 2 3.40m (11'2") x 3.12m (10'3")
plus 1.48m (4'10") x 1.48m (4'10")

Bedroom 3 2.77m (9'1") x 1.96m (6'5")



Agent's Note:

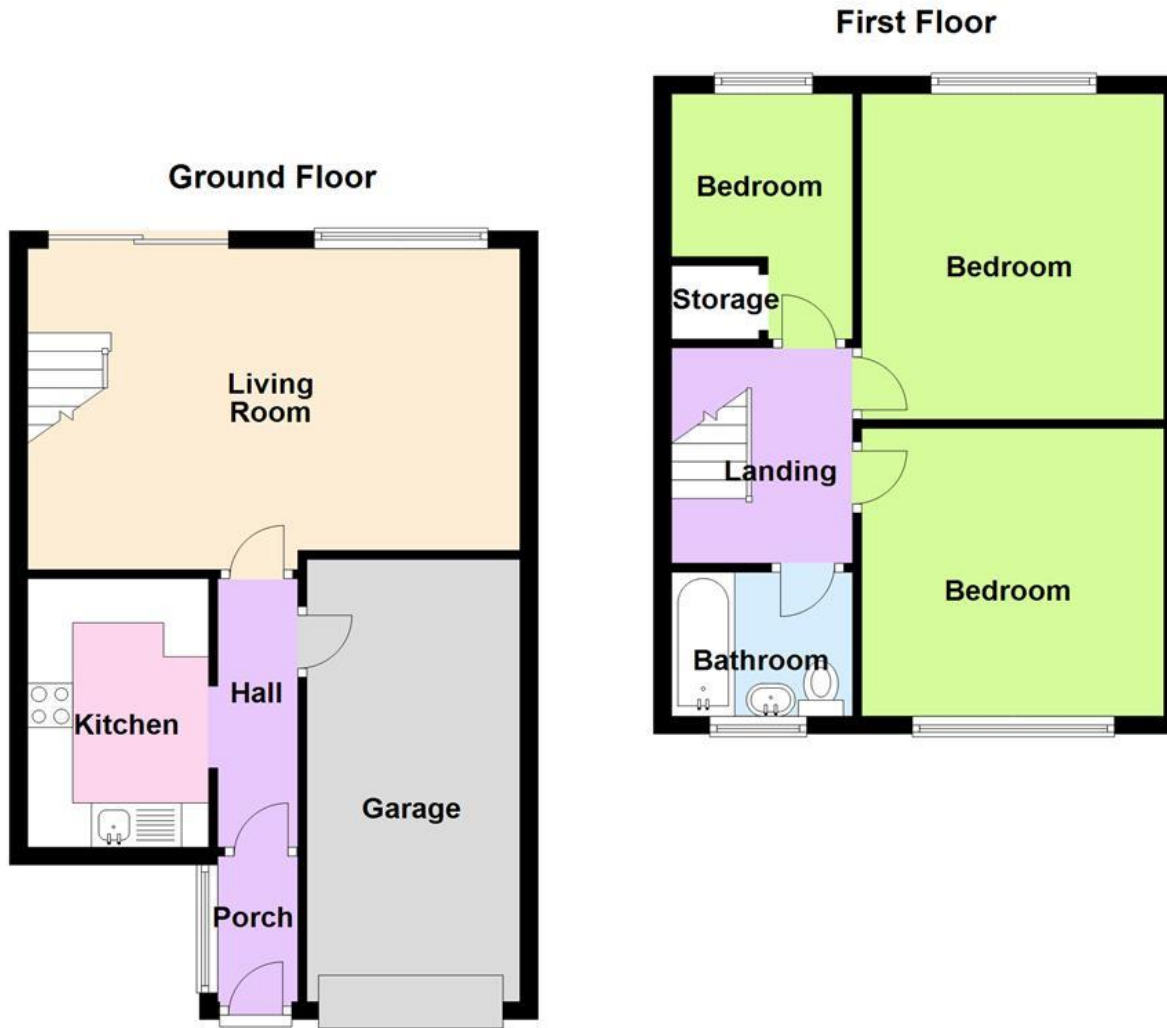
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 16th September 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	62 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

