



Goosemoor Lane, Erdington
Birmingham, B23 5PW

Offers in the Region Of £225,000

Erdington

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Outstanding! Exceptional! Just a few of the superlatives to be used easily in conjunction with this beautifully presented two double bedroom character family home.

Offering a separate dining room with a bright spacious lounge/sitting room - both presented in sumptuous Bohemian style which make for a most engaging and inviting home. The kitchen to the rear has been lavishly refitted and offers a range of units and appliances and has a spacious bathroom leading off with full white suite.

To the first floor is a through landing offering independent access to both bedrooms, each of which have been dressed to the highest standard the rear Master bedroom having fitted 'high-end' wardrobes. Offering considerable additional storage is an extensive boarded loft area accessed via drop-down wooden stairs.

The property is completed by an outstanding landscaped garden featuring patio seating areas with established herbaceous borders and sun terrace and has a bright Easterly perspective - perfect as an al-fresco entertainment space. In addition is brick-built exterior storage space including power supply.

Viewing is strictly by appointment and via Paul Carr Erdington.





Property Specification

AN OUTSTANDING
SEMI-DETACHED PERIOD HOME
SITUATED IN A MOST SOUGHT AFTER LOCATION
BRIEFLY COMPRISING;

Reception Room 3.75m (12'4") max x 3.60m (11'10")

Reception Room 3.74m (12'3") x 3.60m (11'10")

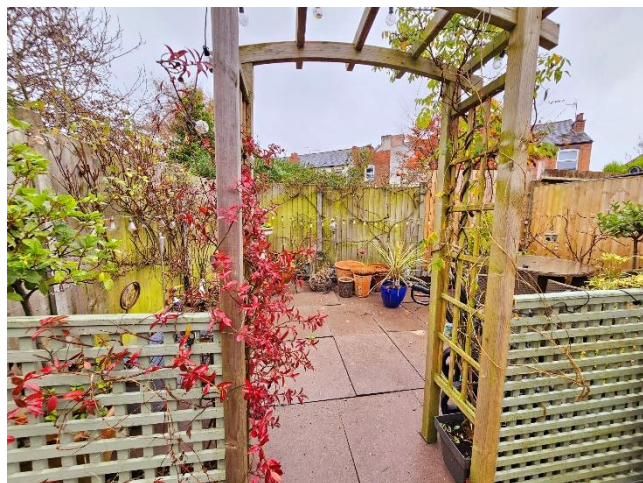
Kitchen 4.79m (15'9") x 1.68m (5'6")

Bathroom

Landing

Bedroom 1 3.60m (11'10") x 2.00m (6'7")

Bedroom 2 3.74m (12'3") x 3.63m (11'11")
plus 1.06m (3'6") x 1.06m (3'6")



Agent's Note:

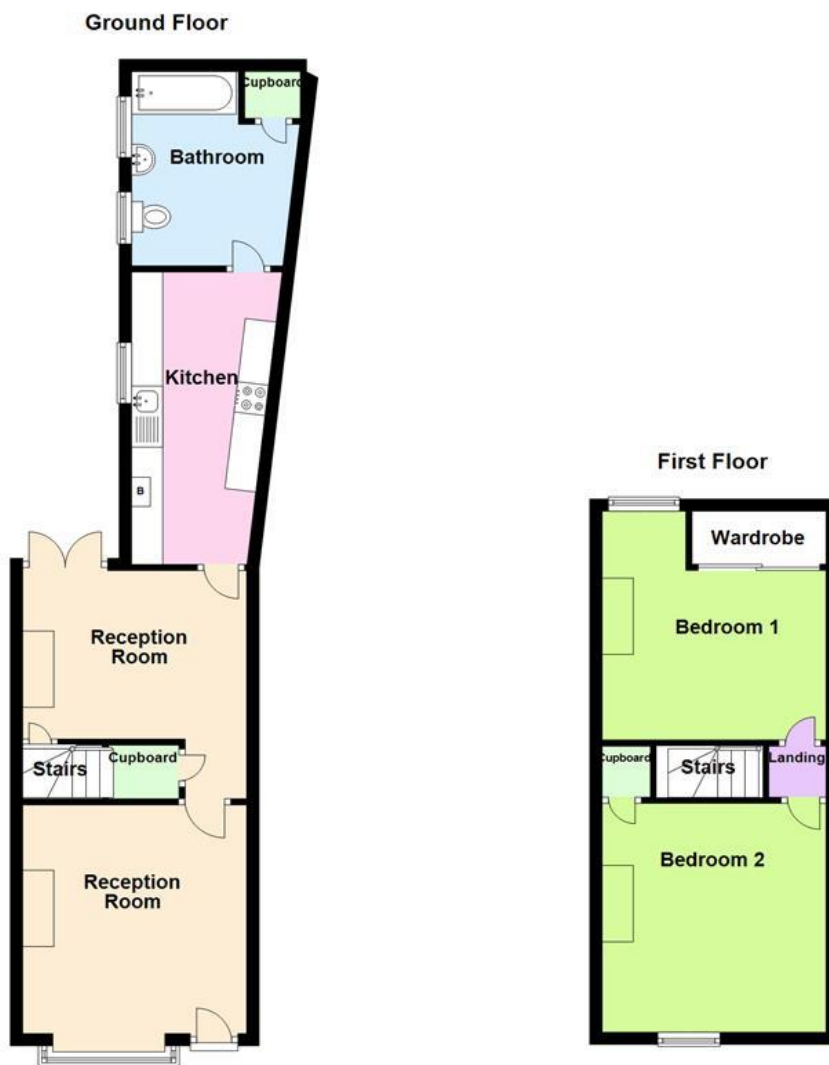
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 4th November 2024

Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band: A
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		
69-80	C		76 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Map Location

