



Streetly Road, Erdington
Birmingham, B23 5JP

Offers in the Region Of £210,000

Erdington

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OFFERED FOR SALE WITH NO UPWARD CHAIN - VACANT POSSESSION ON COMPLETION. Offering a delightful plot, this impressive family home has been lovingly maintained by the former owners and is now available for the first time in over 50 years.

The property offers tremendous accommodation which is a must for viewing and briefly comprises; porch, entrance hallway, a large sitting/dining room leads off with a separate lounge to the rear. Also provided is a fitted kitchen with a range of matching base and wall units with fitted appliances thereto.

To the first floor are three good size bedrooms offering panoramic views to all elevations and a shower room.

Expansive West facing family gardens to the rear offer a delightful private space and combine to offer large split lawns with patio area all purposefully providing a wonderful family entertainment space.

Viewing is via Paul Carr Erdington and for proceedable purchasers only.





Property Specification

OFFERED FOR SALE WITH NO UPWARD CHAIN
THIS IMPRESSIVE FAMILY HOME
BRIEFLY COMPRISES;

Porch

Entrance Hall

Reception Room 3.65m (12') x 3.54m (11'7")

Lounge 3.99m (13'1") x 3.72m (12'2")

Kitchen 4.38m (14'4") x 1.81m (5'11")

Landing

Bedroom 1 3.66m (12') x 2.87m (9'5")
plus 0.48m (1'7") x 0.48m (1'7")

Bedroom 2 3.79m (12'5") x 2.71m (8'11") max
plus 0.74m (2'5") x 0.74m (2'5")

Bedroom 3 3.49m (11'5") max x 2.30m (7'7")
plus 0.74m (2'5") x 0.74m (2'5")

Bathroom

Agent's Note:

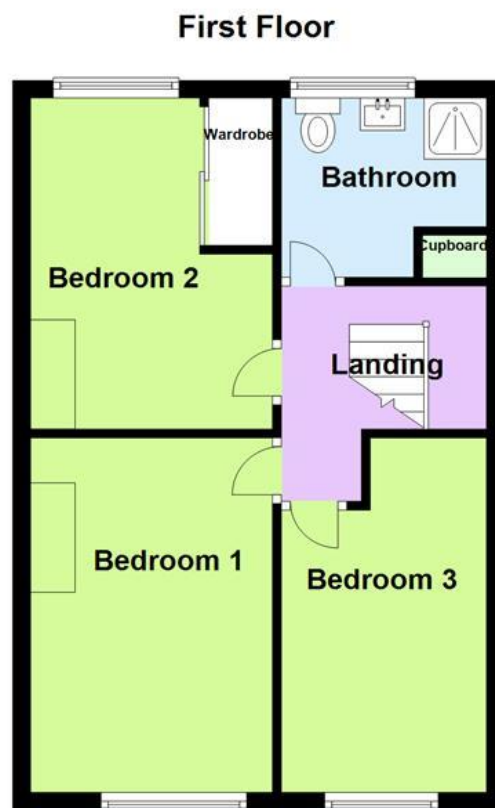
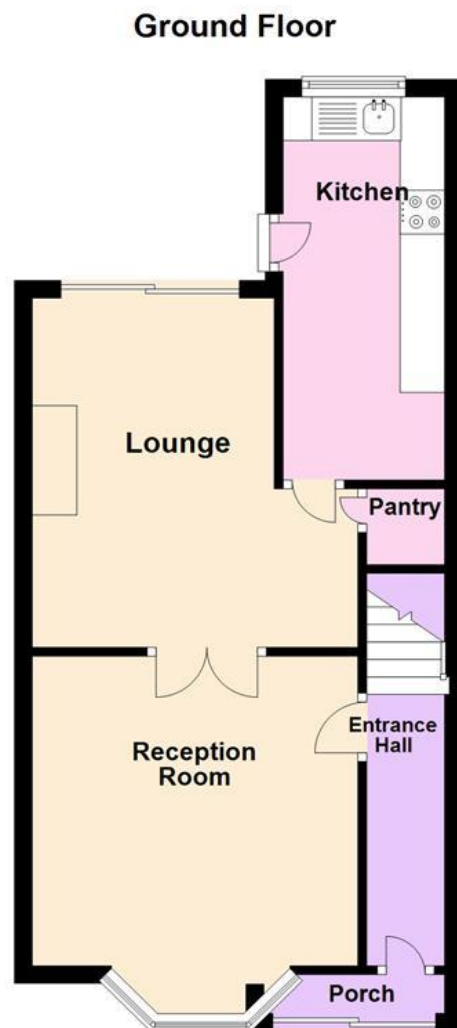
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 5th November 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		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

