



Knightwick Crescent, Erdington  
Birmingham, B23 7DA

Offers in Excess of £220,000



# Erdington

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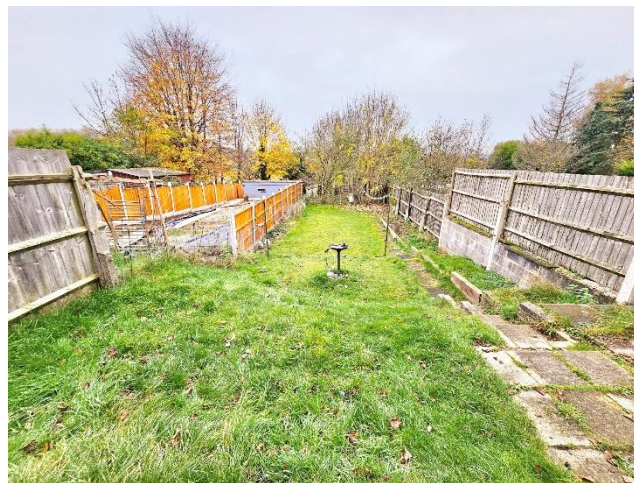
Offered for sale this conveniently situated semi-detached property is ideally located for local schooling, arterial transport routes and offers the solidity of a traditional 1930/50's built property, this family home is a must for viewing.

Benefiting from many years of loving maintenance this delightful family home also offers an expansive rear garden having patio and lawned areas, beneficially having rear access garaging.

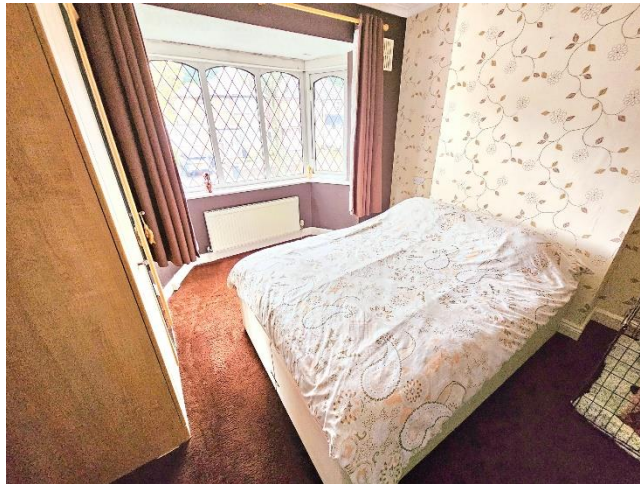
The property briefly comprises; porch with entrance hallway, open plan lounge, dining room, fitted kitchen, three good size bedrooms, family bathroom and fore-garden.

To the rear is a right of way access providing approach to two garages (replacement or renovation of the garages maybe required).

Viewing is highly recommended and by appointment via Paul Carr Erdington.







## Property Specification

TRADITIONAL SEMI DETACHED FAMILY HOME IN  
WELL REGARDED RESIDENTIAL LOCATION  
BRIEFLY COMPRISING;

Porch

Entrance Hall

Dining Area 3.53m (11'7") x 3.00m (9'10")

Lounge 4.18m (13'9") max x 3.53m (11'7")

Kitchen 3.90m (12'10") x 1.79m (5'10")

Utility/Veranda 5.60m (18'4") x 1.13m (3'8")

Landing

Bedroom 1 3.47m (11'5") x 3.33m (10'11")

Bedroom 2 3.33m (10'11") x 3.00m (9'10")  
plus 0.22m (0'9") x 0.22m (0'9")

Bedroom 3 1.98m (6'6") x 1.82m (6')

Bathroom

### Agent's Note:

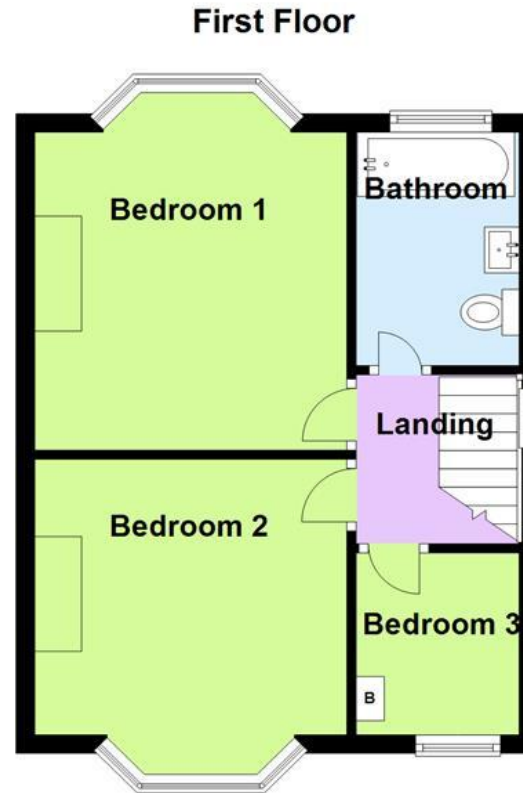
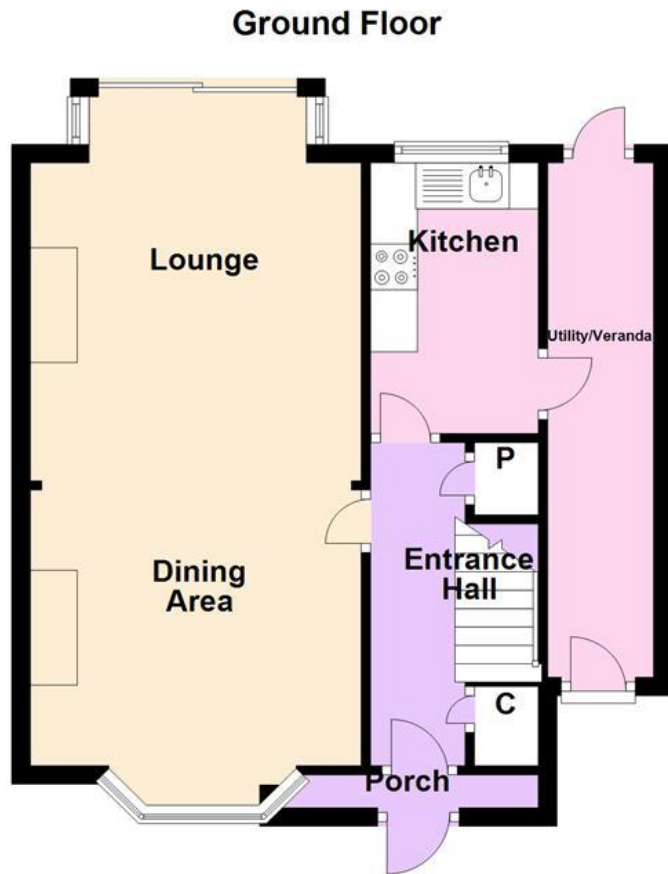
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 8th 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		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

