



Reservoir Road, Erdington
Birmingham, B23 6DL

Offers in Excess of £250,000

Erdington

Offers in Excess of £250,000

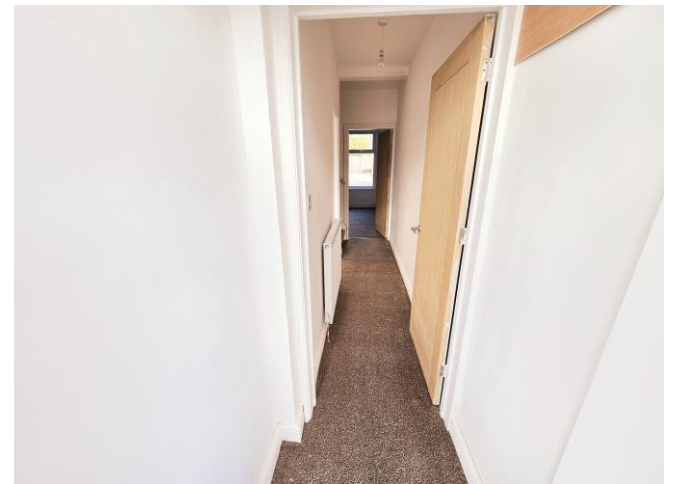
3  2  2 

'An outstanding semi-detached family home' OFFERED FOR SALE WITH NO UPWARD CHAIN VACANT POSSESSION UPON COMPLETION - this delightful property is ideally located for arterial access by road and rail to Erdington and Birmingham centres and having undergone a full renovation program offers a deceptively spacious home demanding internal viewing to fully appreciate the size, scope and quality of the property on offer.

The property is approached from the frontage and offers a fore garden/hard standing with an internal specification boasting a vestibule with entrance hallway off accessing two reception rooms and to the rear a ground floor shower room and magnificent fully fitted kitchen with matching base and wall units to the rear elevation. To the first floor are three good size double bedrooms and a family bathroom with full white suite.

To the outside is a low maintenance garden offering an ideal space for al-fresco dining/entertainment - a perfect for a family home.

Viewing is strictly via selling agents - Paul Carr Erdington.





Property Specification

OFFERED FOR SALE WITH NO UPWARD CHAIN
THIS IMMACULATLY PRESENTED
AND FULLY RENOVATED HOME
BRIEFLY COMPRISES;

Porch

Entrance Hall

Reception Room 3.44m (11'3") x 2.99m (9'10")

Reception Room 4.00m (13'1") x 3.71m (12'2")

Kitchen 4.25m (13'11") max x 2.55m (8'4")

Shower Room

Landing

Bedroom 1 4.00m (13'1") x 3.47m (11'5")
plus 1.19m (3'11") x 1.19m (3'11")

Bedroom 2 3.72m (12'2") x 3.17m (10'5")

Bedroom 3 3.18m (10'5") x 2.57m (8'5")

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: 13th 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		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

