



Grange Road, Erdington
Birmingham, B24 0DE

Guide Price £350,000

Erdington

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Situated in a most desired residential address this magnificent family home offers a delightful opportunity for any and all prospective buyers and will not disappoint on viewing.

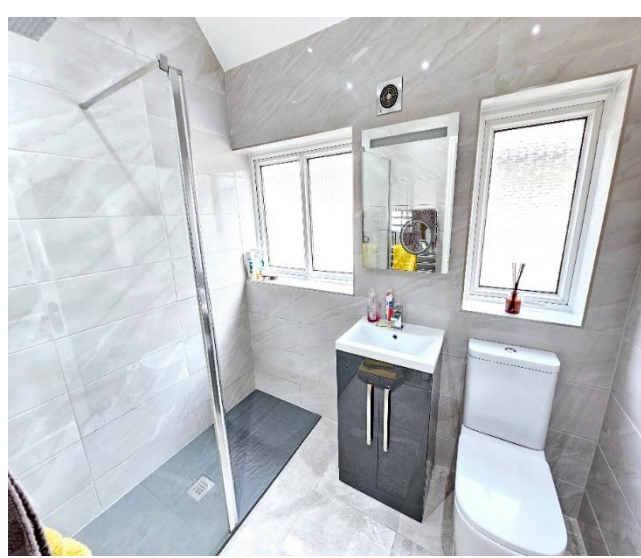
The property briefly offers a spacious fore garden providing ample parking thereto. A open porch provides access into an entrance to hallway with beautifully presented oak floorings and stair balustrade. Leading off the hallway is a ground floor shower room with then indepedent access into a delightful and bright open plan spacious family lounge, having unrivalled views to the front elevation. To the rear and off the entrance hallway is an extended formal dining room with 'French window doors' opening onto the landscaped rear gardens. Leading off and to the rear elevation is a beautifully appointed kitchen being fully fitted to a high standard and featuring a range of fitted base and wall units.

From the entrance hallway stairs ascend to the first floor and provide access to four good size bedrooms and to the sumptuous refitted bathroom.

Outstanding rear gardens radiate to provide a most delightful plot with an array of features, including lawn and a wealth of herbaceous borders with, to the rear boundary, a brick-built summer house and patio entertainment area - ideal for al-fresco dining. An absolute must for viewing!

All viewings are strictly by appointment and via Paul Carr Erdington and for proceedable purchasers only.





Property Specification

A WONDERFUL OPPORTUNITY TO ACQUIRE AN OUTSTANDING AND MOST RARE FAMILY WHICH BRIEFLY COMPRISES;

Open Porch

Hall 2.00m (6'7") x 1.28m (4'2")

Lounge 4.24m (13'11") x 3.71m (12'2")

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

Shower Room 2.26m (7'5") x 0.90m (2'11")

Kitchen 4.97m (16'4") x 2.85m (9'4")

Landing

Bedroom 1 4.26m (14') x 3.70m (12'2")

Bedroom 2 3.98m (13'1") x 3.70m (12'2")

Bedroom 3 3.10m (10'2") max x 2.99m (9'10")

Bedroom 4 2.82m (9'3") x 2.47m (8'1")

Shower Room 2.32m (7'7") x 1.70m (5'7")

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: 19th April 2023

Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band: D
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		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

