



Turfpits Lane, Erdington
Birmingham, B23 5EA

Offers in the Region Of £320,000

Erdington

Offers in the Region Of £320,000

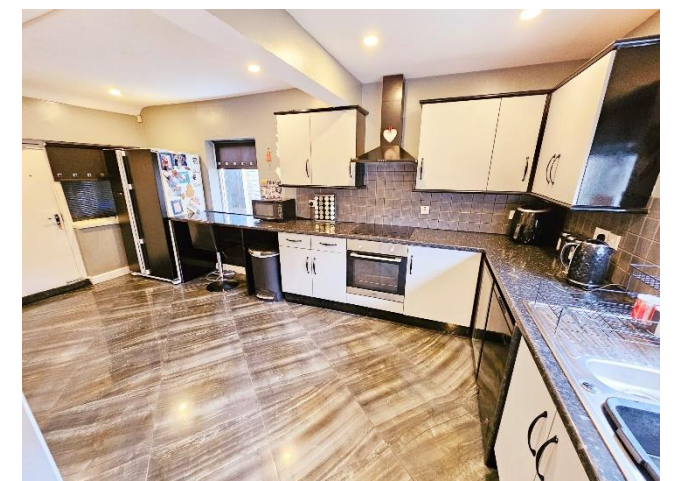


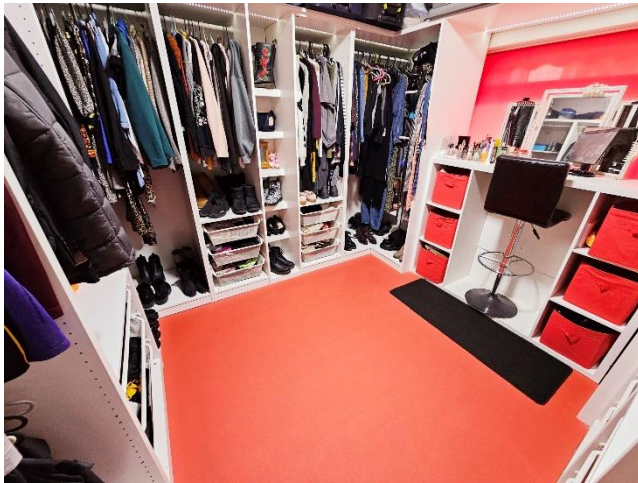
This truly exceptional detached bungalow offered with no upward chain and sitting in a plot extending to 0.15 acres is currently presented as a most beautifully dressed and re-fitted outstanding home, in a delightfully secluded position behind electric gates. CCTV is also another feature of the property.

Being within half mile distance into Erdington centre with its vast array of shops, stores, supermarkets and arterial transport routes. Internal inspection is an absolute must to appreciate the quality and scope of both external and internal upgrading carried out by the current vendor.

The property is set behind a substantial fore garden, beyond which there is this most appealing home offering an open plan family lounge and dining room affording unrivalled and substantial space, leading off are three bedrooms one of which is currently used as a walk-in dressing room and the other a utility room. Leading off the rear of the lounge is a re-fitted luxury breakfast kitchen with integral appliances and an abundance of working surfaces and internal access to both the rear gardens and side garage. To the rear of the home is a magnificent re-fitted bathroom with roll top bath and vanity wash basin and a further open plan presented shower suite. To the rear is a low maintenance East facing garden, ideal for al fresco dining, providing an extensive patio and artificial lawned garden section, all tastefully enclosed with panel fencing. Parking to the property is provided by the sweeping driveway and side garaging which offers remote roller door opening.

Viewing is highly recommended via Paul Carr Erdington.





Property Specification

AN OUTSTANDING DETACHED BUNGALOW
REFITTED TO HIGH STANDARD
THROUGHOUT
BRIEFLY COMPRISING;

Hallway

Lounge/Diner 9.61m (31'6") x 4.27m (14')

Kitchen 5.50m (18'1") x 4.64m (15'3")

Bedroom 1 4.29m (14'1") x 2.57m (8'5")

Bedroom 2 3.56m (11'8") x 3.21m (10'6")

Bedroom 3 2.83m (9'3") x 1.72m (5'8")

Bathroom

Shower Area

Garage

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: 20th January 2025

Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band: C
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Total area: approx. 146.2 sq. metres (1573.7 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

Map Location

