



**Lydget Grove, Erdington  
Birmingham, B23 5EH**

**Offers in Excess of £240,000**



# Erdington

Offers in Excess of £240,000

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Located in a secluded cul-de-sac convenient for a wealth of local amenities to include schools, convenience shopping outlets and arterial access to Birmingham city centre this much extended family home is an absolute must for viewing.

The property on offer briefly comprises a fore garden with parking for at least three cars, entrance hall with stairs off to the first floor and then door off to a magnificent open plan extended lounge with open plan kitchen/family dining room off.

Additionally is a ground floor cloakroom with then refitted family bathroom with white suite.

To the first floor are three good size bedrooms, the master bedroom having an en-suite shower room.

To the outside rear the home on offer provides a substantial Westerly corner garden plot with patio area, herbaceous borders and good size lawn section.

Presented to quality contemporary standard throughout viewing is strictly by appointment and via Paul Carr Erdington.







## Property Specification

THIS SUPERB EXTENDED CONTEMPORARY  
OPEN PLAN FAMILY HOME  
WITH SUPERB KITCHEN/FAMILY DINING ROOM  
BRIEFLY COMPRISES;

### Entrance Hall

Lounge 4.14m (13'7") x 3.67m (12') max

Kitchen/Diner 7.65m (25'1") max x 2.96m (9'9")

### Cloakroom

### Bathroom

### Landing

Bedroom 1 4.71m (15'5") x 2.00m (6'7")  
plus 1.61m (5'3") x 1.61m (5'3")

### En-suite

Bedroom 2 3.32m (10'11") x 2.49m (8'2")  
plus 1.29m (4'3") x 1.29m (4'3")

Bedroom 3 2.41m (7'11") x 2.27m (7'5")  
plus 1.29m (4'3") x 1.29m (4'3")

### Agent's Note:

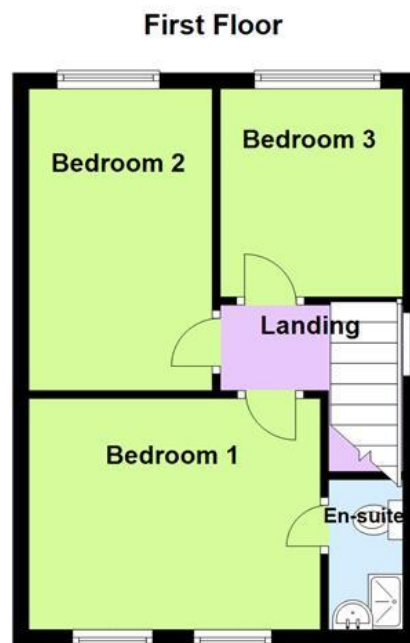
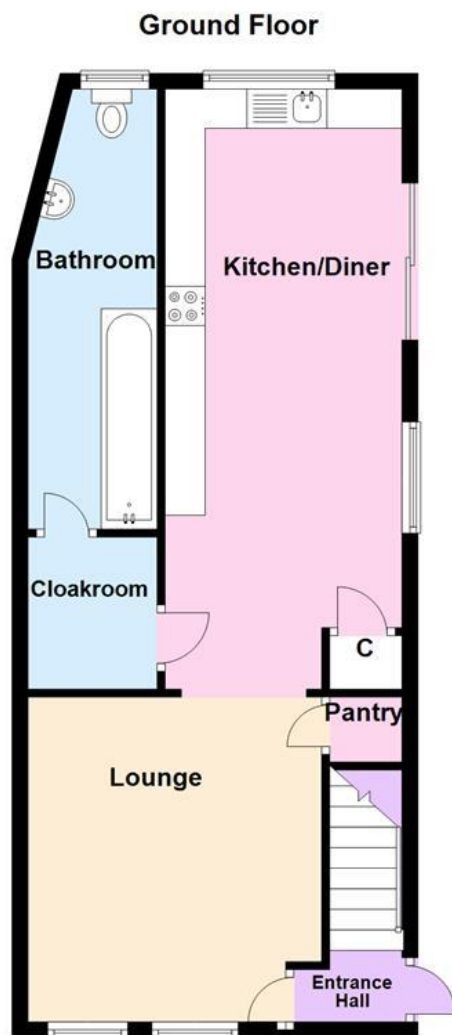
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Came on the market: 25th October 2024

### 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		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

