



Moor End Lane, Erdington  
Birmingham, B24 9DP

Offers in the Region Of £290,000



# Erdington

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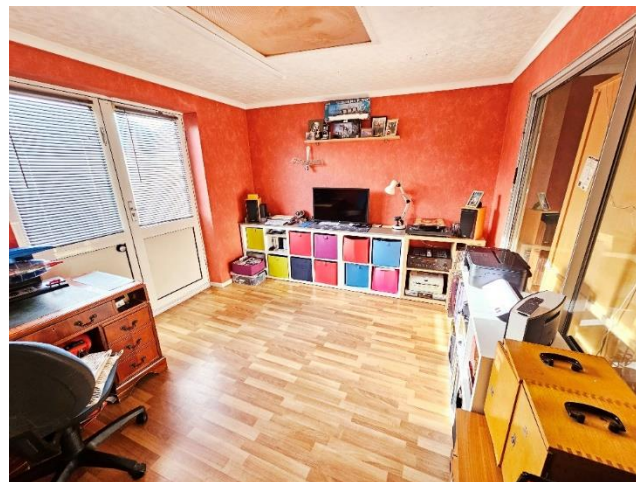


Offering the best in a traditional family home and situated in a sought after quiet residential tree lined road, this exceptionally well maintained larger style three bedroom family home is a delight to view and demands early attention.

Being well maintained throughout, the property on offer benefits from convenient access to both Erdington and Birmingham centres and briefly comprises; an open porch with entrance hallway off, an open plan through lounge and formal dining room, an extended fitted kitchen, with extension to create study/office to the rear elevation. To the left hand side of the kitchen is a garage and separate store area with rear facing utility beyond. To the first floor there are three good size bedrooms, and family bathroom with full suite.

To the outside is an expansive block paved fore garden able to facilitate parking and an aforementioned garage, to the rear is a well maintained lawned rear garden featuring a range of well stocked herbaceous borders.

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







## Property Specification

OFFERED FOR SALE A LARGER EXTENDED  
TRADITIONAL FAMILY HOME  
WHICH BRIEFLY COMPRISES;

### Hallway

Lounge Area 3.80m (12'6") x 3.40m (11'2")

Dining Area 3.62m (11'11") x 3.56m (11'8")

Study 3.29m (10'10") x 3.06m (10')

Kitchen/Breakfast Room 5.92m (19'5") x 2.10m (6'11")

Utility 1.99m (6'7") x 1.88m (6'2")

### Garage

Bedroom 1 3.56m (11'8") x 3.42m (11'2")

Bedroom 2 3.65m (12') x 3.58m (11'9")

Bedroom 3 2.33m (7'8") x 2.00m (6'7")

### 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: 27th 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



## 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

