



Neville Road, Erdington  
Birmingham, B23 7SB

Offers in the Region Of £290,000



# Erdington

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4  2  1 

AVAILABLE WITH NO UPWARD CHAIN VACANT POSSESSION UPON COMPLETION - Beautifully presented and refurbished throughout this outstanding and magnificently extended family home is conveniently situated for local schooling, having arterial transport routes and offers the solidity of a traditional 1950's built semi detached, this family home is a must for viewing.

The property briefly comprises; entrance hallway, a sumptuous front facing lounge further complimented by an stunning fitted open plan contemporary kitchen dining room with a outstanding refitted range of base and wall units with appliances thereto - ideal for family dining - with doorway off to side utility, fitted ground floor shower room and to study or ground floor bedroom. To the first floor are three beautifully presented bedrooms and a magnificent refitted bathroom with full white suite.

To the frontage is a block paved fore garden providing off road parking. To the rear are outstanding gardens, with a dressed patio, a lawned garden section.

Early viewing is highly recommended to avoid disappointment and by appointment only via Paul Carr Erdington for proceedable purchasers.







## Property Specification

**THIS 4 BEDROOM OR 3 PLUS STUDY  
FAMILY HOME  
BRIEFLY COMPRISES;**

**Hall**

**Lounge**

**Dining Room 4.16m (13'8") max x 2.99m (9'10")**

**Kitchen 3.64m (11'11") x 2.31m (7'7")**

**Shower Room**

**Utility 2.25m (7'5") x 1.65m (5'5")**

**Bedroom 4/Office 3.00m (9'10") x 2.25m (7'5")**

**Landing**

**Bedroom 1 3.65m (12') x 2.99m (9'10")**

**Bedroom 2 3.48m (11'5") max x 3.05m (10')  
plus 1.97m (6'6") x 1.97m (6'6")**

**Bedroom 3 2.11m (6'11") x 1.85m (6'1")  
plus 1.76m (5'9") x 1.76m (5'9")**

**Bathroom**

### Agent's Note:

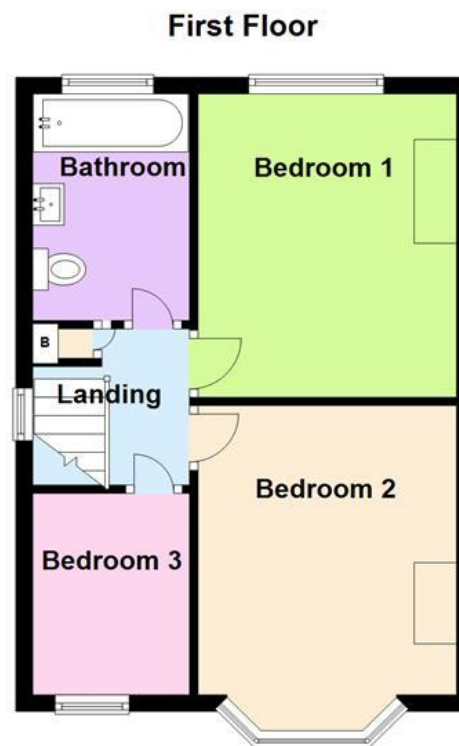
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Came on the market: 29th January 2025

### 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		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

