



Neville Road, Erdington
Birmingham, B23 7SB

Offers in Excess of £290,000

Erdington

Offers in Excess of £290,000



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:

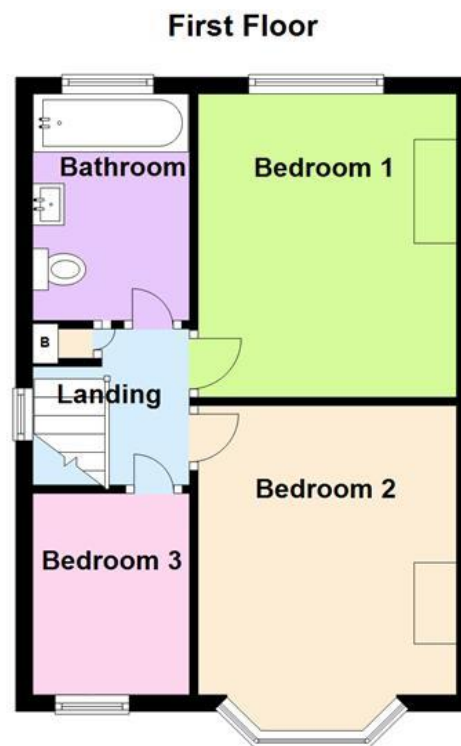
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 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

