



Court Lane, Erdington
Birmingham, B23 5SH

Offers in the Region Of £220,000

Erdington

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Immaculately presented throughout and situated on the cusp of both Boldmere and Erdington consequently offering a range of local amenities and transport links, this beautiful family home is a must for viewing!

Exquisitely presented to offer family living space, incorporating a bright contemporary and spacious kitchen with delightful lounge and separate dining room, this home is bound to impress.

The property further offers the highest standard of decor throughout with beautifully dressed rooms, including two bedrooms and large bathroom to the first floor.

To the outside the home on offer provides a well presented lawned Easterly facing garden with patio area, all being ideal for al-fresco dining.

Viewing is highly recommended via selling agents Paul Carr Erdington and for proceedable purchasers only.





Property Specification

THIS BEAUTIFULLY PRESENTED
FAMILY HOME
BRIEFLY COMPRISES

Dining Room 3.42m (11'3") max x 3.42m (11'3")

Lounge 3.71m (12'2") x 3.42m (11'3")

Kitchen 4.04m (13'3") x 2.05m (6'9")

Store

WC

Bedroom 1 4.00m (13'1") x 3.40m (11'2")
plus 1.74m (5'9") x 1.74m (5'9")

Bedroom 2 3.74m (12'3") x 3.16m (10'4")

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: 6th February 2025

Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band: A
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		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

