



Wilmot Drive, Erdington  
Birmingham, B23 5UA

Offers in Excess of £300,000



# Erdington

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Offered for sale via Paul Carr Erdington this immaculately presented and deceptively bright and spacious semi-detached modern family home, positioned in a residential development off the Sutton Road with close proximity to Wylde Green with its range of shops and cafes, the property also benefits from being within one mile of two commuter train stations and is on the cusp of public transport routes and a multitude of local schools.

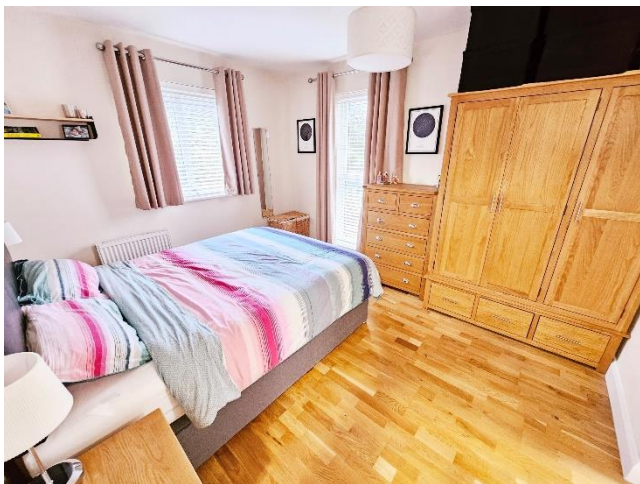
Having been built circa 2015, the property is approached via a block paved driveway with lawned fore garden. The front doorway leads into an entrance hallway with guest W.C. off, leading into a bright and spacious lounge, to the right hand elevation is a beautifully appointed fully fitted kitchen dining room featuring a range of high quality fitted units with integrated appliances. Both ground floor rooms feature through perspectives that afford views over both the front and rear gardens. To the first floor are three good size bedrooms again with bright perspective views and a spacious family bathroom with full white suite. An en-suite shower room is featured off the master bedroom also appointed with white fitments.

The rear garden is extremely spacious and is laid to lawn with patio seating areas and with wooden panel fencing to all sides.

Viewing is highly recommended and is strictly via Paul Carr Erdington and for proceedable buyers only.







## Property Specification

THIS DELIGHTFULLY PRESENTED AND  
DECEPTIVELY SPACIOUS  
THREE BEDROOM SEMI-DETACHED  
FAMILY HOME  
BRIEFLY COMPRISES;

Hall

Cloakroom

Living Room 4.90m (16'1") x 3.56m (11'8")

Kitchen/Diner 5.68m (18'8") x 3.13m (10'3")

Bedroom 1 3.73m (12'3") x 3.12m (10'3")  
plus 0.54m (1'9") x 0.54m (1'9")

En-suite

Bedroom 2 3.56m (11'8") x 2.62m (8'7")

Bedroom 3 3.56m (11'8") x 2.18m (7'2")

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: 11th February 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             |         | 94 A      |
| 81-91 | B             | 83 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Map Location

