



Court Lane, Erdington
Birmingham, B23 6NP

£250,000

Erdington

£250,000

3  2  3 

Delightfully situated in a most sought after location and full of Bohemian charm and having the benefit of immediate access to a vast range of local shops, stores and supermarkets as well as arterial transport routes by both road and rail to Birmingham, this beautifully extended and presented home demands early viewing.

The property briefly comprises a block paved fore garden leading into a vestibule with then internal hallway offering a delightful 'Minton' tiled floor and accessing a bright front lounge with a separate spacious sitting room to the rear. Leading off the sitting room is a large dining room which in turn then gives access an extended contemporary fitted kitchen with a range of matching base and wall units with matching working surfaces thereto. A ground floor 'wet room' with W.C. and pedestal wash basin are then also provided.

To the first floor are three double bedrooms, being exceptionally spacious and bathroom with white suite.

To the rear are South Westerly lawned gardens having patio seating area, perfect for Summer al-fresco dining.

Viewing is strictly by appointment via Paul Carr.





Property Specification

THIS LARGER STYLE
EXTENDED PERIOD HOME
BRIEFLY COMPRISES;

Vestibule

Hallway

Reception Room 1 4.39m (14'5") x 3.65m (12')

Reception Room 2 3.78m (12'5") x 3.65m (12')

Breakfast Room 4.67m (15'4") max x 2.51m (8'3")

Kitchen 3.98m (13'1") x 2.34m (7'8")

Wetroom

Landing

Bedroom 1 4.70m (15'5") x 3.86m (12'8")
plus 1.80m (5'11") x 1.80m (5'11")

Bedroom 2 3.81m (12'6") x 2.89m (9'6")
plus 1.80m (5'11") x 1.80m (5'11")

Bedroom 3 2.59m (8'6") x 1.93m (6'4")

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: 1st July 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		
69-80	C		76 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Map Location

