



Court Lane, Erdington
Birmingham, B23 5RH

£270,000

Erdington

£270,000

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This well proportioned imposing traditional style semi-detached property occupies a convenient and coveted location within close proximity of the local park, shops, schools and transport links.

Accessed via a recessed porch the ground floor accommodation includes a welcoming hall with access off to a lounge, dining room and kitchen with pantry, to the rear is a lean to veranda and gardeners W.C.

To the first floor there are three bedrooms with bedroom three having access off to a useful eaves storage room offering potential to enlarge the bedroom further.

Outside the house sits behind a lawned fore-garden and driveway providing off road parking for vehicles and garage access, with a generous lawned garden and patio to the rear having sheds and outbuildings.

An early viewing must be undertaken in order to fully appreciate the opportunity on offer and avoid disappointment.





Property Specification

THIS SUPERBLY LOCATED IMPOSING TRADITIONAL SEMI-DETACHED PROPERTY BRIEFLY COMPRISES;

Porch

Hall

Lounge 4.34m (14'3") x 3.25m (10'8")

Dining Room 3.64m (11'11") x 3.09m (10'2")

Kitchen 2.57m (8'5") x 2.40m (7'11")

Rear Verandah Lean To

WC

Garage

Bedroom 1 4.55m (14'11") x 3.25m (10'8")

Bedroom 2 3.64m (11'11") x 3.09m (10'2")

Bedroom 3 2.73m (8'11") x 1.74m (5'8")

Eaves Store Room

Bathroom

WC

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 August 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



Total area: approx. 124.3 sq. metres (1338.3 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

