



Court Lane, Erdington
Birmingham, B23 5JS

Offers in the Region Of £280,000

Erdington

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Superbly located close to the borders of Erdington and Sutton Coldfield within close proximity of many local amenities including shops, schools, park and transport links, this well presented extended traditional style semi-detached property must be viewed to be fully appreciated.

Accessed via a welcoming hall with under stairs storage, the ground floor accommodation includes a through lounge dining room, extended fitted kitchen and pleasant conservatory.

To the first floor there are three bedrooms and a modern style re-fitted shower room.

Outside the property sits behind a fore-garden and driveway offering off road parking with a secure side gate leading to a generous mature garden and patio.

An early internal inspection is highly recommended to avoid disappointment.





Property Specification

THIS SUPERBLY LOCATED TRADITIONAL
STYLE EXTENDED SEMI-DETACHED
BRIEFLY COMPRISES;

Hall

Lounge 3.96m (13') x 3.05m (10')

Dining Room 3.96m (13') max x 3.05m (10')

Kitchen 4.48m (14'8") x 1.96m (6'5") max

Conservatory

Landing

Bedroom 1 3.96m (13') max x 3.05m (10')

Bedroom 2 4.09m (13'5") x 3.05m (10')

Bedroom 3 1.98m (6'6") x 1.70m (5'7")

Shower Room

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 October 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. 77.3 sq. metres (831.8 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

