



Capilano Road, Erdington
Birmingham, B23 5AU

Offers Over £300,000

Erdington

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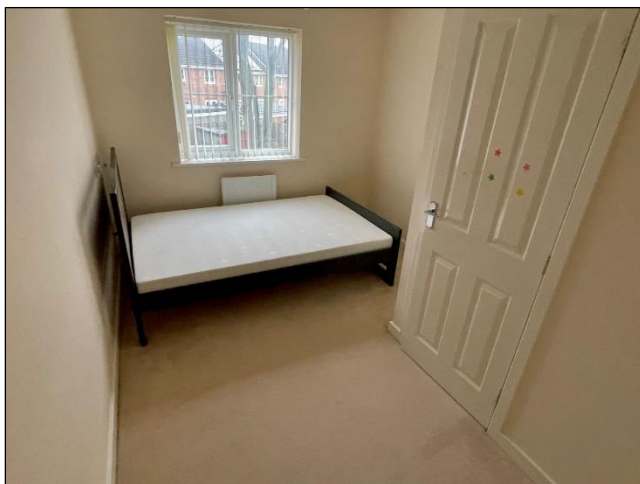
Offered as Freehold on completion and with the added benefit of no upward chain, this four-bedroom detached family home is located on this popular residential development with lovely open parkland to the front.

Set behind a driveway with a garage that offers potential to convert, the property is accessed via an entrance hall which leads to the open plan lounge with a window to the front and stairs off to the first floor. An opening leads to the dining area with double doors to the garden and a door to the kitchen which has a range of fitted units, built in oven, hob and extractor, space for a fridge/freezer and a window to the garden. An opening leads to the utility area which has space for a washing machine, wall mounted boiler, door to the garden and a further door leads to the useful downstairs WC.

On the first floor there are four bedrooms, the master is a good size and has two windows to the front and a door to the ensuite shower room with part wall tiling and a window to the side. The second bedroom has a window to the front and an over stairs storage cupboard, the third bedroom has a window to the rear whilst the fourth bedroom is a good size, has a window to the rear and can be used as a work from home office. The bathroom has a white suite with part wall tiling and a window to the rear.

Outside the rear garden is mainly lawned and this double glazed and centrally heated home must be viewed.





Property Specification

OFFERED AS FREEHOLD ON COMPLETION
ADDED BENEFIT OF NO UPWARD CHAIN
FOUR BEDROOMS
DETACHED FAMILY HOME
POPULAR LOCATION

Lounge
5.12m (16'9") max x 4.12m (13'6")

Dining Area
2.87m (9'5") x 2.32m (7'7")

Kitchen
2.84m (9'4") x 2.81m (9'3")

Bedroom 1
4.13m (13'7") max x 3.36m (11')

En-suite
2.09m (6'10") max x 1.66m (5'5")

Bedroom 2
4.34m (14'3") x 2.71m (8'11")

Bedroom 3
3.70m (12'2") x 2.68m (8'10") max

Bedroom 4
2.90m (9'6") x 2.09m (6'10")

Bathroom
1.98m (6'6") x 1.85m (6'1")

Garage
5.18m (17') x 2.58m (8'6")

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: 20TH December 2023

Viewer's Note:

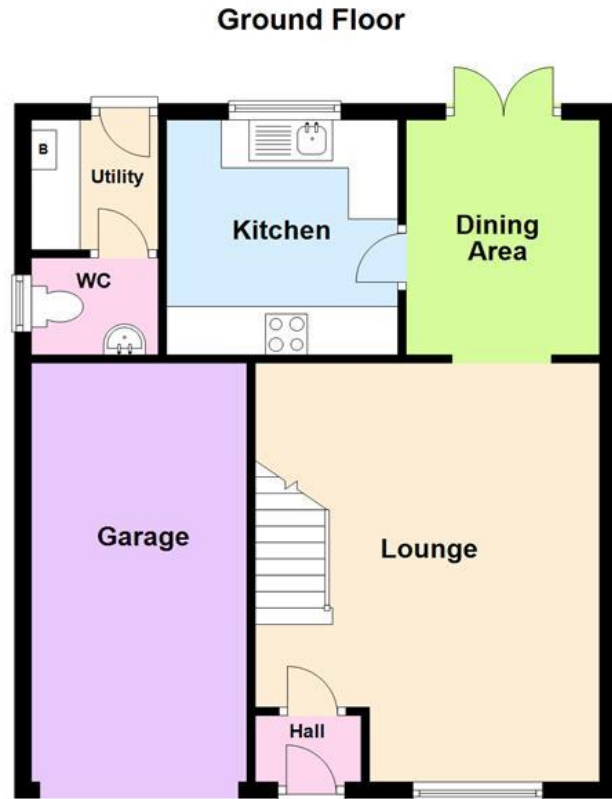
Services connected: Gas Electric Water Drainage

Council tax band: D

Tenure: Freehold on completion

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 89 |
| (69-80) | C | 77 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Map Location

