



Buxton Road, Erdington  
Birmingham, B23 5HU

Offers Over £250,000

# Erdington

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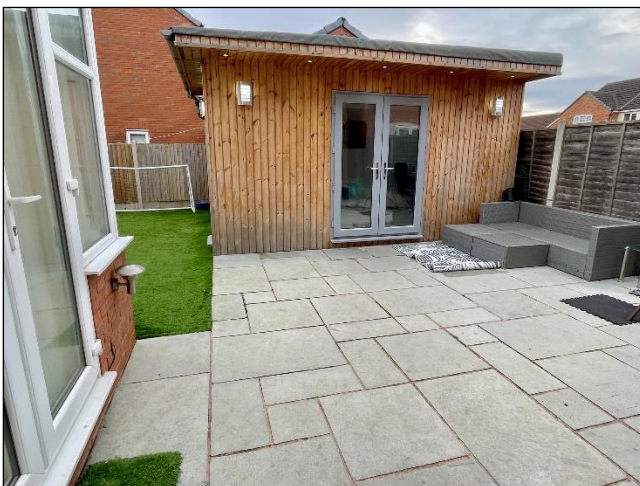
Set on this popular estate, this modern three bedroom link detached family home has benefitted from substantial improvements and extensions including a stunning garden room and now provides extremely flexible living accommodation.

Set back from the road behind a tarmac driveway with an electric car charging point, the property is accessed via an entrance hall with a useful downstairs WC off and a door leads to the open plan lounge with windows to the front and side elevation, stairs lead off to the first floor and there is a feature wooden fireplace and inset fire. The kitchen is a good size and has ample fitted units with a built in oven and hob, spaces for a fridge freezer and washing machine, double doors lead out into the garden and an opening leads into the dining room making this perfect for modern family life. There is ample space for a table and chairs with access to the useful storage area (ideal for bikes and the wheelie bins) whilst patio doors lead into the delightful conservatory with views over the garden and double doors leading onto the patio.

The deceptively spacious accommodation continues upstairs with three generous bedrooms, the master is an excellent double with fitted wardrobes, over stairs storage platform and a window to the front, the second bedroom is also double in size with windows to the front and rear and fitted wardrobes and drawers, whilst the third bedroom is a good size single with built in wardrobes and a window to the rear. The bathroom has a shower over the bath with wall tiling and faces the rear.

Outside the rear garden is a good size there is a good sized patio area as well as some artificial grass, a gated side entrance whilst a stunning garden room offers a variety of uses and has a bar area, feature lighting detail and double doors into the garden and viewing is essential to fully appreciate this well proportioned double glazed and centrally heated home.





## Property Specification

THREE GENEROUS BEDROOMS  
LINK DETACHED FAMILY HOME  
SUBSTANTIALLY IMPROVED  
CONSERVATORY  
STUNNING GARDEN ROOM

WC  
1.58m (5'2") x 0.83m (2'9")

Lounge  
4.69m (15'5") max x 4.10m (13'5") max

Kitchen  
4.10m (13'5") x 2.90m (9'6")

Dining Room  
2.99m (9'10") x 2.59m (8'6")

Conservatory  
2.70m (8'10") x 2.44m (8')

Bedroom 1  
4.10m (13'5") max x 3.81m (12'6") max

Bedroom 2  
4.63m (15'2") into bay x 2.58m (8'6")

Bedroom 3  
3.78m (12'5") max x 2.12m (6'11")

Bathroom  
1.91m (6'3") x 1.87m (6'2")

Stunning Garden Room  
4.59m (15'1") x 2.79m (9'2")

### Agent's Note:

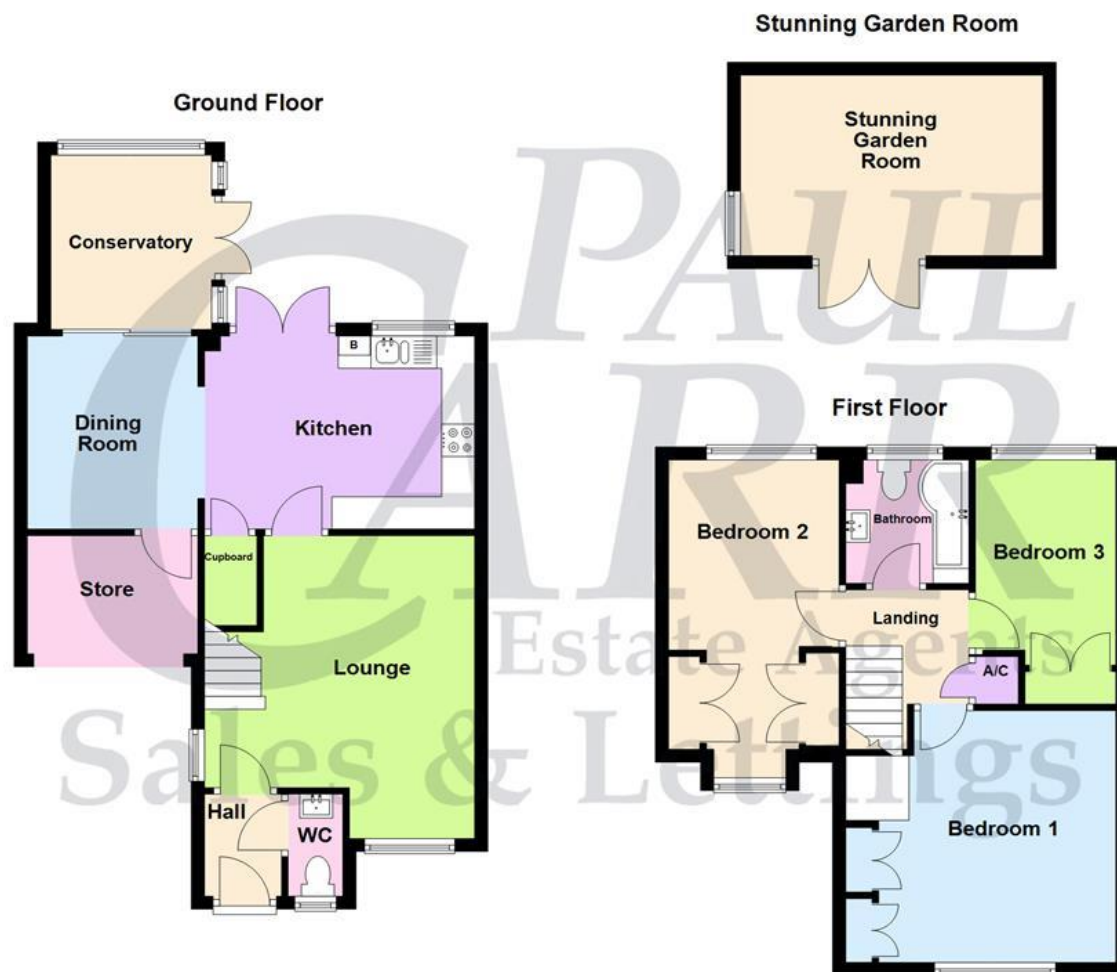
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 13th January 2025

### Viewer's Note:

Services connected: Gas Electric Water Drainage  
Council tax band: C  
Tenure: Leasehold 125 YEARS FROM 7TH JULY 2000  
APPROXIMATELY 100 years remaining  
  
Ground Rent: £50 Per Year  
Service Charge: £0

# 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		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

