



Jonquil Close, Erdington
Birmingham, B23 5FG

Offers Over £250,000

Erdington

Offers Over £250,000



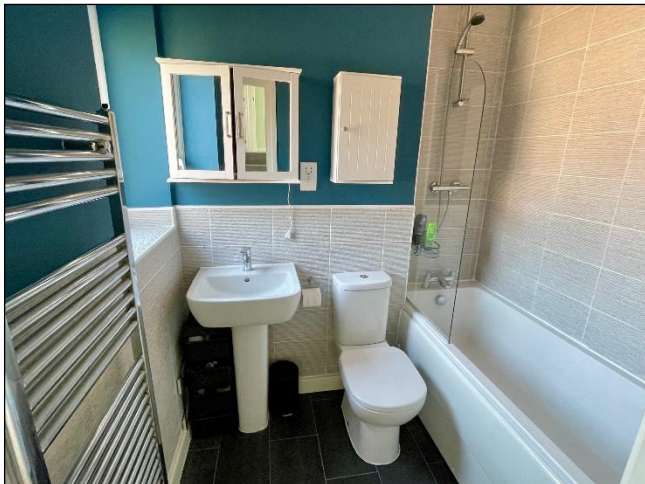
A most impressive, individually styled three bedroom semi detached family home, located in this highly popular development close to Enderby Park.

This recently constructed Freehold property offers additional space at the front providing a variety of uses and the split level layout makes a unique and welcoming home.

Benefitting from a block paved driveway, the property is accessed via a hallway with a large WC, stairs up to the half landing and a door to the lounge which has ample space for settees and double doors lead to a slabbed area with steps up to the garden. From the half landing there is a window to the front, stairs to the next half landing and a door leads to the spacious dining kitchen with space for a table and chairs, a range of base units with a built in oven and hob, room for a fridge freezer, window to the front and double doors out to the garden. From the next half landing which has a window to the front, doors lead to the bathroom which has a white suite, part wall tiling, window to the front as well as the main bedroom which is a good size double and has a window to the rear. Stairs lead to the final half landing with a storage cupboard off and doors to two bedrooms, the second bedroom is a spacious double with a window to the rear whilst the third bedroom is a good size single with a window to the front.

Outside the rear garden is mainly lawned with additional space at the side and viewing of this very special double glazed and centrally heated home is a must.





Property Specification

FREEHOLD
THREE BEDROOMS
IMPRESSIONING SEMI DETACHED
INDIVIDUALLY STYLED FAMILY HOME
LARGE DOWNSTAIRS WC

WC
1.86m (6'1") x 1.43m (4'8")

Lounge
4.27m (14') x 3.12m (10'3")

Dining Kitchen
5.11m (16'9") x 3.09m (10'2") max

Bedroom 1
3.95m (13') x 3.15m (10'4") max

Bedroom 2
3.68m (12'1") x 2.48m (8'2")

Bedroom 3
2.56m (8'5") x 2.15m (7'1")

Bathroom
1.99m (6'6") x 1.46m (4'9")

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: 25th March 2025

Viewer's Note:

Services connected: As Electric Water Drainage

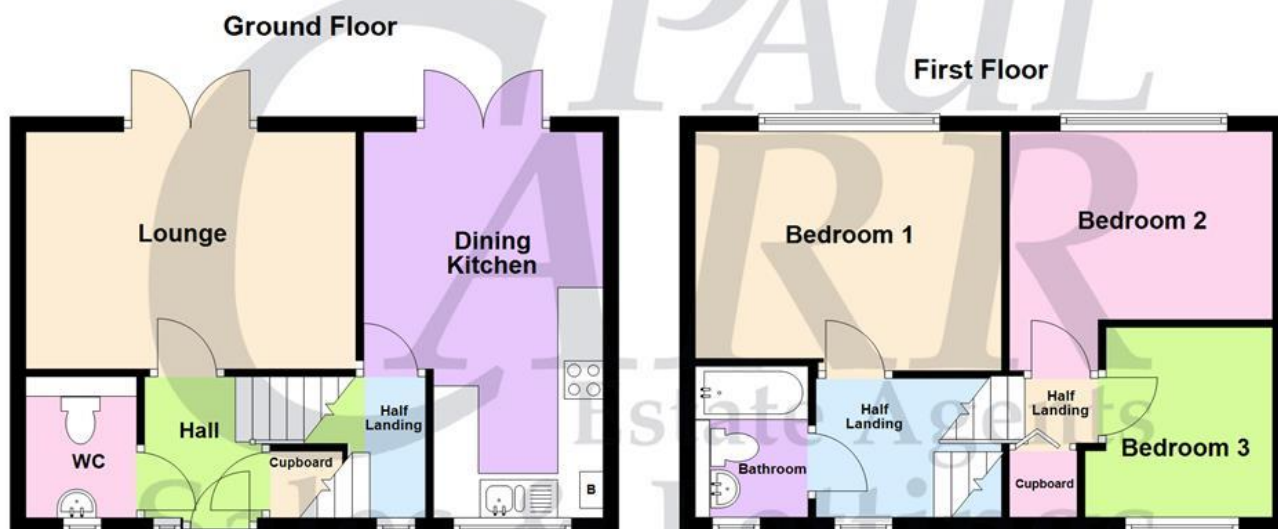
Council tax band: C

Tenure: Freehold

Service Charge - £62.54 Per year

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		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

