



Guillimot Grove, Erdington
Birmingham, B23 5AL

Offers in the Region Of £200,000

Erdington

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This immaculately presented, recently constructed semi detached property is located on this popular development and is perfect for First Time Buyers.

This impressive home has been modernised throughout, is just a short walk from Enderby Park and this lovely home is approached via a pedestrian walkway with an allocated parking space to the rear.

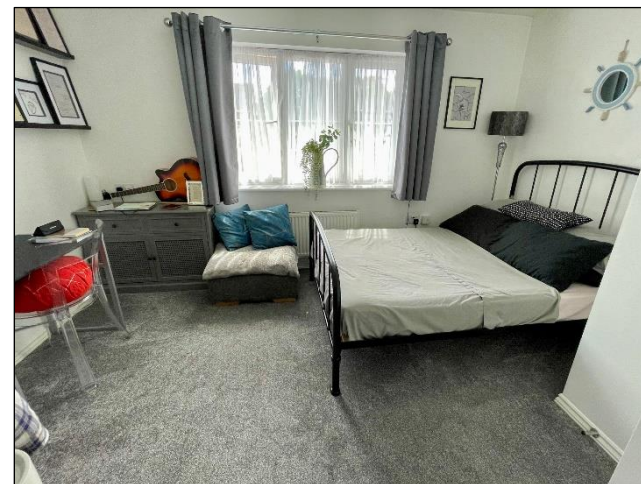
The reception hall has a downstairs WC and storage cupboard off whilst an opening leads into the newly fitted kitchen with a range of units, built in oven and hob, integrated fridge and freezer, space for a washing machine, wall mounted central heating boiler with a window enjoying the open aspect to the front.

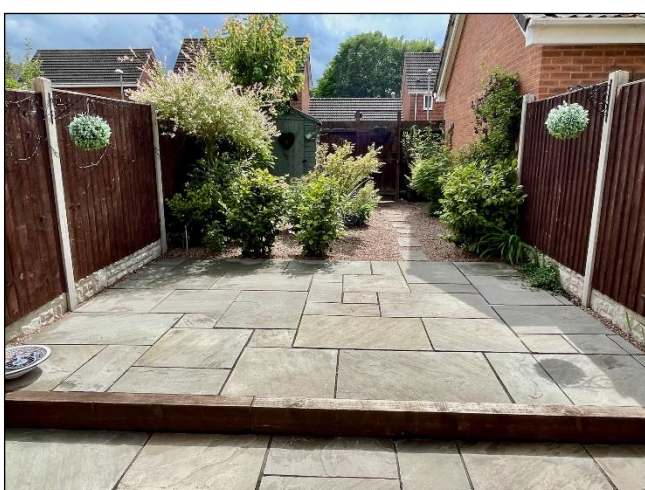
The lounge / dining room is an excellent size and has ample space for a table and chairs as well as room for settees, there is an open plan staircase with a useful area underneath, whilst double doors lead out to the garden.

On the first floor the landing has a pull down ladder to the boarded loft and there are two well proportioned bedrooms, the master is an excellent double with a window to the rear and a door leads to the useful en-suite shower room, whilst the second bedroom is also a good size double and has a window to the front.

The refitted bathroom has a white suite with a shower over the bath and contrasting wall board panelling.

Outside the stunning and most impressive landscaped garden forms a particular feature and has a patio area suitable for garden furniture leading to a gravelled section with mature shrubs and stepping stone steps to a gate providing access to the allocated parking space and this double glazed and centrally heated home must be viewed.





Property Specification

IMMACULATELY PRESENTED
TWO BEDROOMS
SEMI DETACHED
PERFECT FOR FIRST TIME BUYERS
DOWN STAIRS W/C

Lounge / Dining Room
5.29m (17'4") x 3.82m (12'6") max

Kitchen
3.06m (10'1") x 1.86m (6'1")

WC
1.71m (5'7") x 0.81m (2'8")

Bedroom 1
3.84m (12'7") x 2.86m (9'5")

En-suite
1.87m (6'2") x 1.81m (5'11") max

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

Bedroom 2
3.86m (12'8") x 2.55m (8'5")

Viewer's Note:

Services connected: Gas Electric Water Drainage

Council tax band: B

Tenure - Leasehold
125 years from 3rd March 2008.
Approximately 108 years remaining.

Ground rent: £75 per year

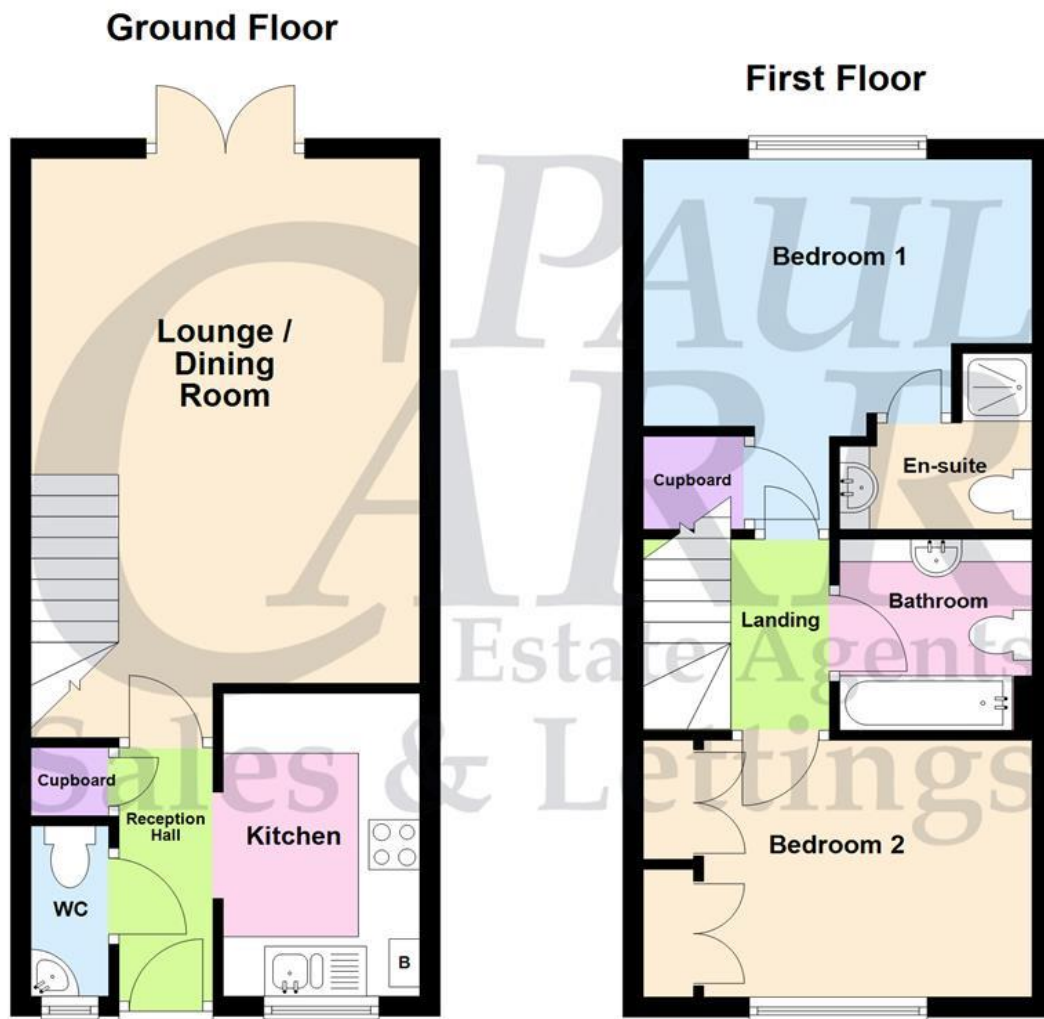
Service Charge : £202.94 per half year

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: 3rd June 2025

Floor Plan

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



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

