



Paget Road,  
Birmingham, B24 0JR

**£250,000**



# Birmingham

£250,000



Paul Carr Estate Agents are delighted to bring to the market this well presented three bedroom semi detached family home.

Superb for First Time Buyers or investors, this property is located on the popular Pype Hayes Estate and is situated close to good schools, shops and amenities.

Approached via a gated driveway and entered into by a secure porch. Upon entry you are welcomed into a good-sized lounge finished in a neutral décor. The kitchen/diner offers an array of wall and base units, plenty of countertop space and patio doors leading out to the rear garden.

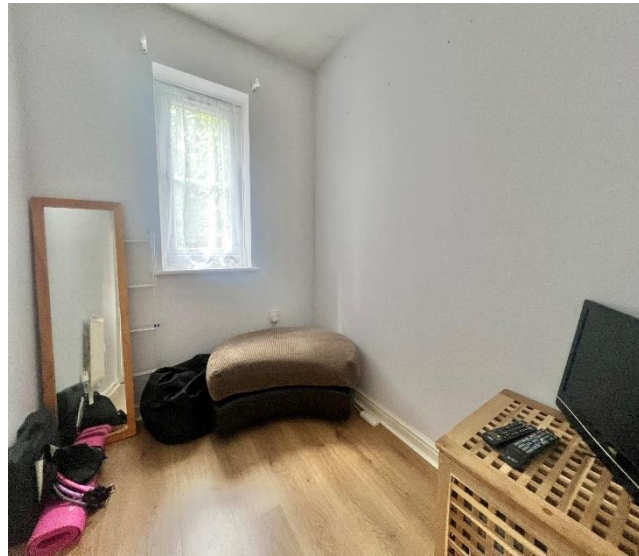
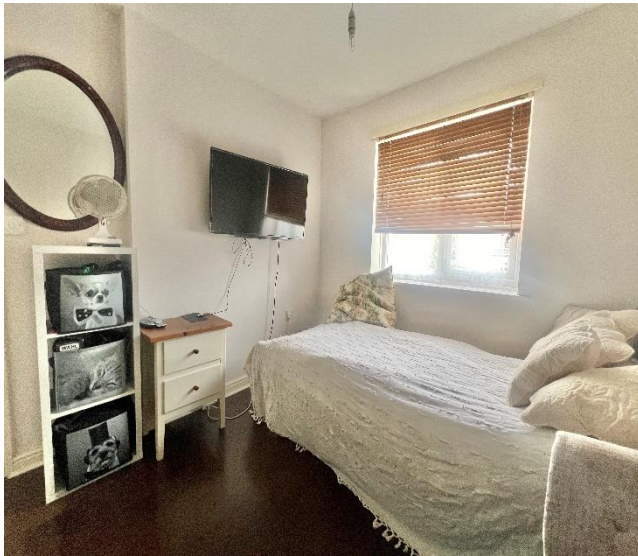
Heading upstairs to the first floor you are presented with three bedrooms, two of which are good-sized doubles and then a smaller but still generously sized third bedroom. The family bathroom consists of a bathtub with shower over, hand wash unit and WC.

Externally, the home has a good sized private rear garden with a paved patio, lawned area and fencing to the perimeter.

With potential to extend subject to planning permissions, viewing this family home is highly recommended to appreciate all it has to offer.







## Property Specification

THREE BEDROOM FAMILY HOME  
PERFECT FIRST TIME BUY OR INVESTMENT  
POPULAR PYPE HAYES ESTATE  
CLOSE TO LOCAL SCHOOLS  
GATED DRIVEWAY

**Kitchen/Diner 4.50m (14'9") x 2.70m (8'10")**

**Lounge 4.50m (14'9") max x 4.10m (13'5")**

**WC 2.30m (7'7") x 1.00m (3'3")**

**Bedroom 1 4.10m (13'5") x 2.70m (8'10")**

**Bedroom 2 3.30m (10'10") x 2.70m (8'10")**

**Bedroom 3 3.20m (10'6") x 1.85m (6'1")**

**Bathroom 2.02m (6'8") x 1.85m (6'1")**

### 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 August 2024

### Viewer's Note:

Services connected: water, gas, electric and drainage

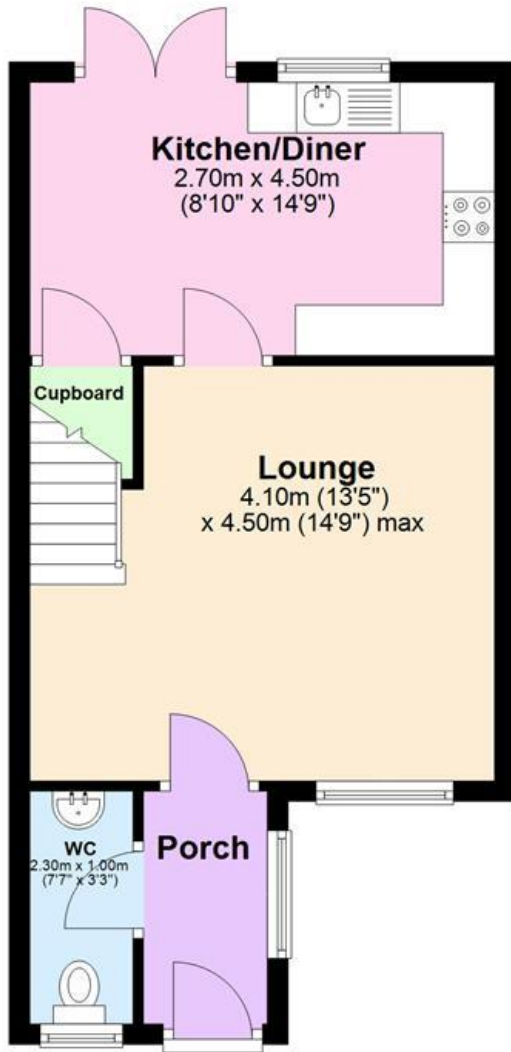
Council tax band: C

Tenure: Freehold

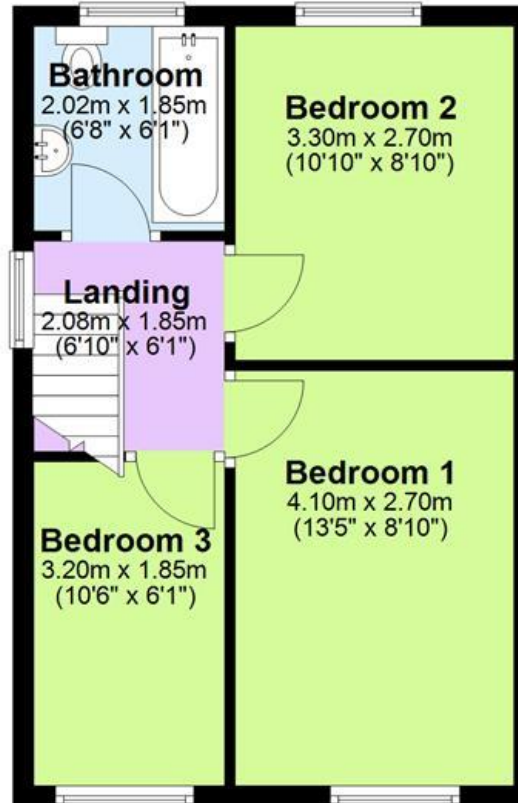
# Floor Plan

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

## Ground Floor



## First Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

