



Paget Road,
Birmingham, B24 0JR

£325,000

Pype Hayes

£325,000



Paul Carr Estate Agents are delighted to bring to the market this wonderfully presented four-bedroom detached family home located on Paget Road. Situated on the popular Pype Hayes Estate, you are within close distance of good local schools, shops and amenities.

Approached via a paved driveway suitable for multiple vehicles and entered through a secure porch. Upon entry you are welcomed in a large living room with a bay window and fireplace. The kitchen offers an array of wall and base units, plenty of countertop space, suitably fitted appliances and a gas hob and oven. The ground floor also accommodates a useful utility room, dining room and multifunctional room with an ensuite wet room.

Heading upstairs to the first floor you are presented with four bedrooms, the main bedroom having an ensuite shower room. The family bathroom consists of a bathtub with shower over, hand wash unit and WC.

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

This home is offered to the market with no onward chain.





Property Specification

FOUR BEDROOMS
EXCELLENT DETACHED FAMILY HOME
THREE BATHROOMS
MAIN BEDROOM EN-SUITE
NO ONWARD CHAIN

Lounge 5.40m (17'9") max x 4.00m (13'1")

Dining Room 3.00m (9'10") x 2.40m (7'10")

Kitchen 3.00m (9'10") x 3.00m (9'10")

Utility 1.80m (5'11") x 1.70m (5'7")

Bedroom 5/Office 4.00m (13'1") x 3.20m (10'6")

Wet Room 3.20m (10'6") max x 2.50m (8'2")

Bedroom 1 4.20m (13'9") x 3.10m (10'2") max

En-suite 1.80m (5'11") x 1.60m (5'3")

Bedroom 2 4.20m (13'9") x 2.60m (8'6")

Bedroom 3 3.10m (10'2") max x 2.70m (8'10")

Bedroom 4 3.10m (10'2") x 2.30m (7'7")

Bathroom 2.00m (6'7") x 1.90m (6'3")

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 August 2024

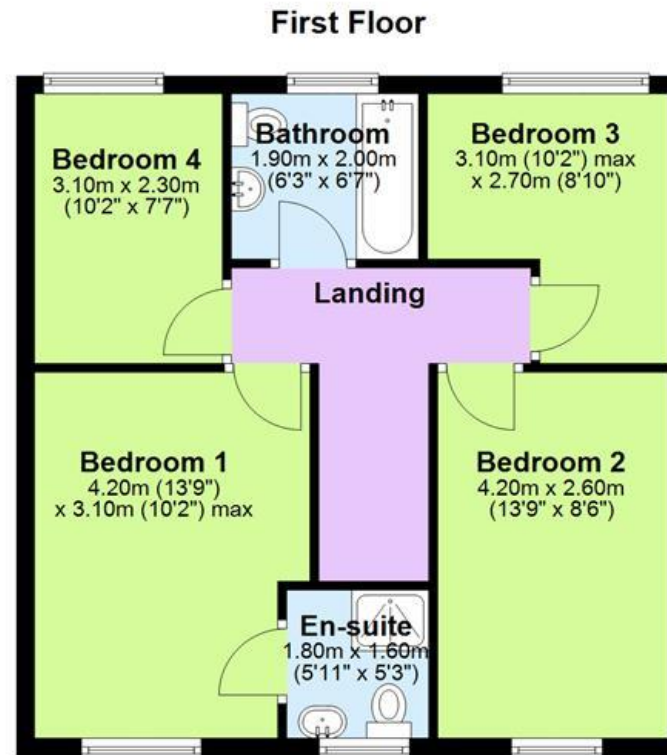
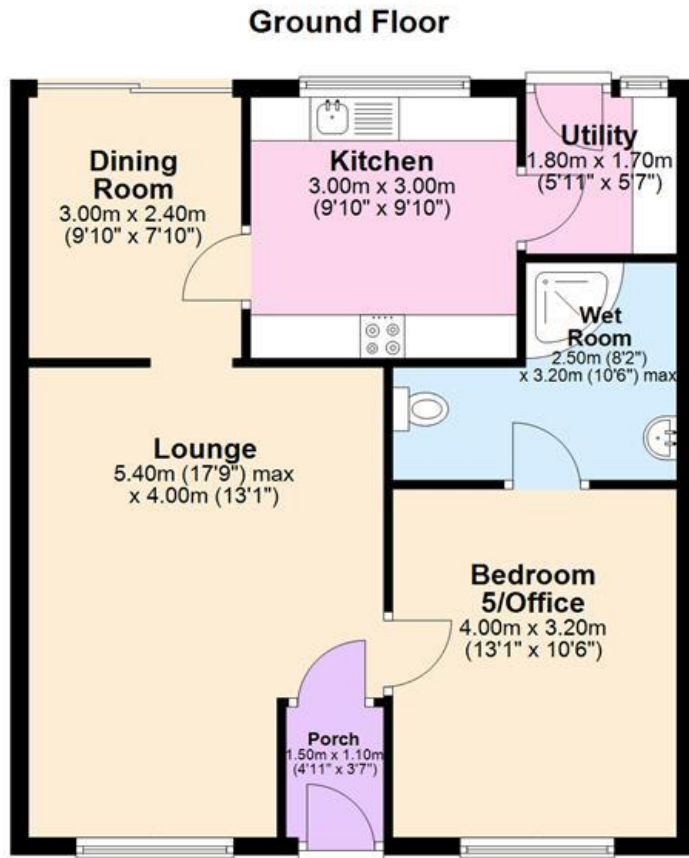
Viewer's Note:

Services connected: water, gas, electric and drainage
Council tax band: D

Tenure: Leasehold 125 year lease from January 2002
Ground Rent: Awaiting
Service Charge: Awaiting

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

Map Location

