



Paget Close,
Birmingham, B24 0LD

Offers in the Region Of £375,000

Birmingham

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Situated on a private road, this newer build property offers an amazing space whilst being close to good local schools and parks.

Approached via a paved driveway suitable for multiple vehicles and entered through the front door.

Upon entry you are welcomed into the large lounge with a bay window and a WC off of the hallway. The kitchen/diner is a modern space offering an array of wall and base units, plenty of countertop space and suitable fitted appliances. Completing the ground floor is a utility room and conservatory.

Heading upstairs to the first floor you are presented with three bedrooms, all of them double rooms and an ensuite shower room in the main 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 decking, fencing and a useful garage.

Viewing this home is highly recommended.





Property Specification

THREE BEDROOM FAMILY HOME
MAIN BEDROOM ENSUITE
PRIVATE ROAD
RECESSED GARAGE
LARGE DRIVEWAY

Lounge 5.50m (18'1") x 5.40m (17'9")

Kitchen/Diner 4.40m (14'5") x 3.70m (12'2")

Utility 2.00m (6'7") x 1.00m (3'3")

Conservatory 4.40m (14'5") x 3.10m (10'2")

WC 1.70m (5'7") x 1.00m (3'3")

Bedroom 1 4.20m (13'9") x 3.30m (10'10")

En-suite 2.80m (9'2") x 1.10m (3'7")

Bedroom 2 3.30m (10'10") x 3.20m (10'6")

Bedroom 3 3.00m (9'10") x 2.10m (6'11")

Bathroom 2.10m (6'11") x 2.10m (6'11")

Garage 5.30m (17'5") x 2.80m (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: 20th September 2024

Viewer's Note:

Services connected: water, gas, electric, drainage and water meter

Council tax band: F

Tenure: Freehold

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

Map Location

