PAUL CARR Estate Agents
Sales & Lettings

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Skylark Close, Erdington
Birmingham, B23 5GE

Offers Over £260,000

Erdington

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Being sold freehold on completion this modern, well presented family home is well proportioned throughout and is located in this popular development, close to all local amenities and benefitting from an ensuite as well as a conservatory.

Set back from the road behind a good size block paved driveway, the property is accessed via a reception hall which has a downstairs WC as an added bonus and leads to the lounge as well as the fitted kitchen with a built in oven and hob, spaces for a washing machine and fridge freezer, wall mounted central heating boiler and a window to the front. The lounge / dining area is well proportioned and has stairs off to the first floor, window to the garden and double doors open into the superb conservatory offering a variety of uses with views over and a door to the garden. On the first floor there are three bedrooms, all of which have fitted wardrobes, whilst the master bedroom is a good size double with a window to the front and a door leads to the newly fitted en-suite shower room which also has a window to the front. The second bedroom is a double with a window to the rear whilst the third bedroom is a good size single with a window to the rear. The family bathroom has a white suite with a shower over the bath, wall tiling and a window to the side and a large storage cupboard on the landing offers storage.

Outside the rear garden is mainly lawned with flower borders and the integral garage has a roller shutter door and this double glazed and centrally heated home offers flexible living accommodation and must be viewed.

Property Specification

FREEHOLD ON COMPLETION
THREE BEDROOMS
TWO BATHROOMS
TWO RECEPTION ROOMS
CONSERVATORY
DOWN STAIRS W/C

Kitchen
3.14m (10'4") x 2.04m (6'8")

W/C

Lounge
5.75m (18'10") x 3.43m (11'3")

Conservatory
2.46m (8' 1") x 2.67m (8' 9")

Bedroom 1
3.70m (12'2") x 3.43m (11'3")

En-suite
1.98m (6'6") x 1.47m (4'10")

Bathroom
1.95m (6' 5") x 1.86m (6' 1")

Bedroom 2
3.29m (10'9") x 3.06m (10'1")

Bedroom 3
2.58m (8'6") x 2.40m (7'10)

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: 4.3.26

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

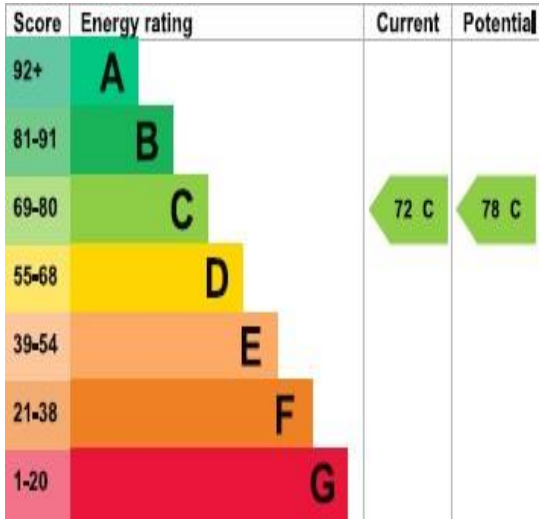
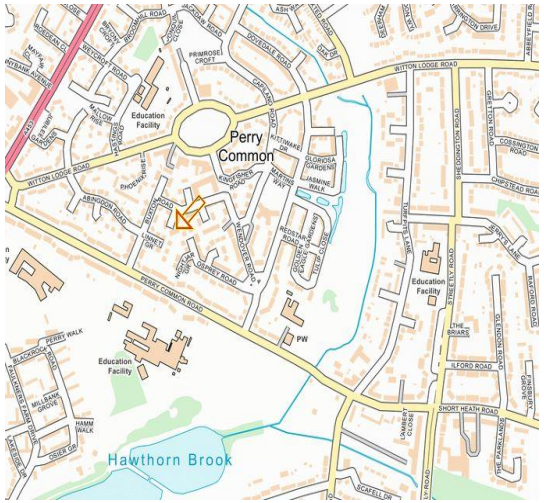
Viewer's Note:

Services connected:	Gas Electric Water Drainage
Council tax band:	C
Tenure:	Freehold on completion

Floor Plan

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

Energy Efficiency Rating



Map Location