PAUL CARR Estate Agents
Sales & Lettings

Erdington | 0121 382 8870 | Erdington@paulcarrestateagents.co.uk

Turfpits Lane, Erdington
Birmingham, B23 5EA

Offers in the Region Of £235,000

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This superbly extended well presented semi-detached property offers an exceptional opportunity for purchasers, sitting well back from the road the house benefits from many local amenities including schools, shops and transport links.

The accommodation itself is accessed via a secure porch which leads into a pleasant hall having access to the well proportioned lounge with bay window, separate dining room, kitchen extension and ground floor bathroom.

To the first floor there are three generous bedrooms with the master having built in storage.

Outside the house there is a lovely fore-garden with side access to a secure covered passage to the mature rear garden and patio.

An early viewing must be undertaken in order to fully appreciate the opportunity on offer and avoid disappointment.

Property Specification

THIS SUPERBLY EXTENDED WELL PRESENTED SEMI-DETACHED PROPERTY BRIEFLY COMPRISES;

Porch 2.33m (7'8") x 1.04m (3'5")

Hall 2.00m (6'7") x 1.96m (6'5")

Lounge 4.80m (15'9") x 4.38m (14'4")

Dining Room 3.50m (11'6") x 2.64m (8'8")

Bathroom 2.64m (8'8") x 1.77m (5'10")

Kitchen 3.88m (12'9") x 2.19m (7'2")

Covered Passage

Landing

Bedroom 1 4.38m (14'4") x 3.03m (9'11")
plus 0.16m (0'6") x 0.16m (0'6")

Bedroom 2 3.27m (10'9") x 2.84m (9'4")
plus 0.16m (0'6") x 0.16m (0'6")

Bedroom 3 2.43m (8') x 2.33m (7'8")
plus 0.01m (0') x 0.01m (0')

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: 1st June 2026

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 £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

Viewer's Note:

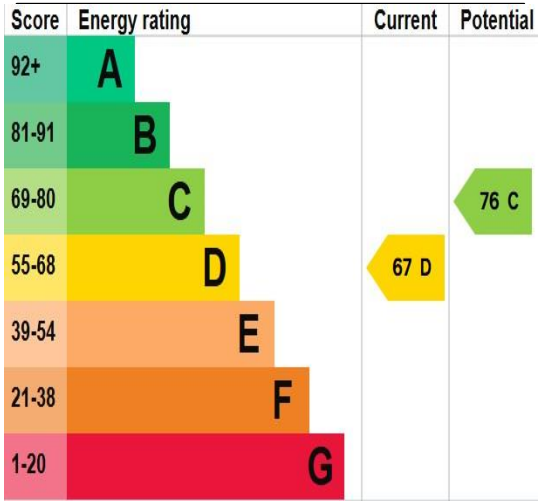
Services connected: Gas, electric, water and drainage
Council tax band: B
Tenure: Freehold

Floor Plan

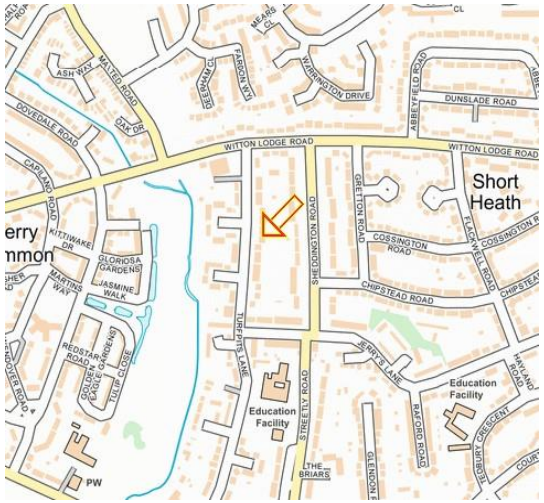
This floor plan is not drawn to scale and is for illustration purposes only

Total area: approx. 92.7 sq. metres (997.9 sq. feet)

Energy Efficiency Rating



Map Location



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