



Court Lane, Erdington
Birmingham, B23 5LG

Offers in Excess of £280,000

Erdington

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This superbly positioned traditional style semi-detached property boasts a two storey full width extension creating a fabulous lounge enlarged kitchen and bathroom as well as much improved master bedroom.

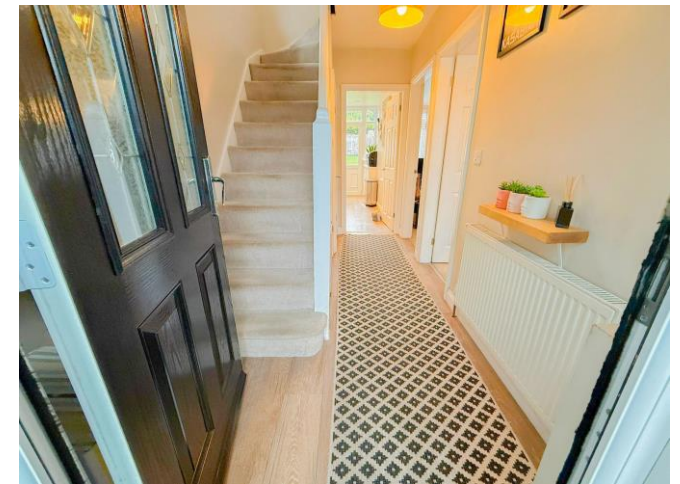
Accessed via a welcoming hall with under stair storage the ground floor accommodation includes an excellent lounge with bi-fold door to the patio a separate dining room with bay window and a contemporary fitted kitchen.

To the first floor the three well presented bedrooms are complimented by a modern family bathroom with separate panel bath and shower cubicle.

Outside the property sits behind a private driveway providing off road parking and access to secure gated garden access.

To the rear of the property is a well kept garden and patio with play area and gate to communal access road.

The property enjoys close proximity to many sought after amenities including local park, shops, schools and transport links and must be viewed without delay 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

Hall

Dining Room 3.70m (12'2") max x 3.06m (10')

Lounge 5.17m (16'11") x 3.06m (10') max

Kitchen 3.91m (12'10") x 2.00m (6'7")

Landing

Bedroom 1 4.98m (16'4") x 3.06m (10') max

Bedroom 2 3.84m (12'7") max x 2.79m (9'2")

Bedroom 3 2.08m (6'10") x 2.04m (6'8")

Bathroom

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: 17th April 2026

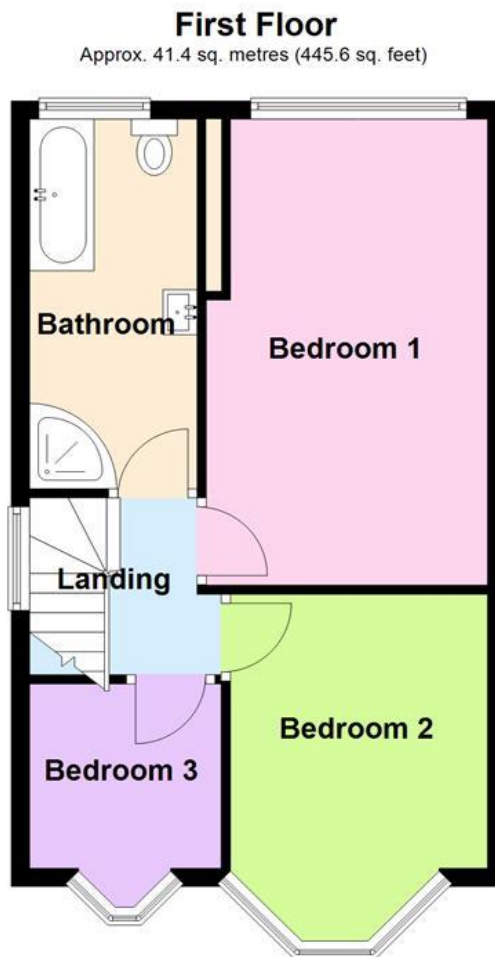
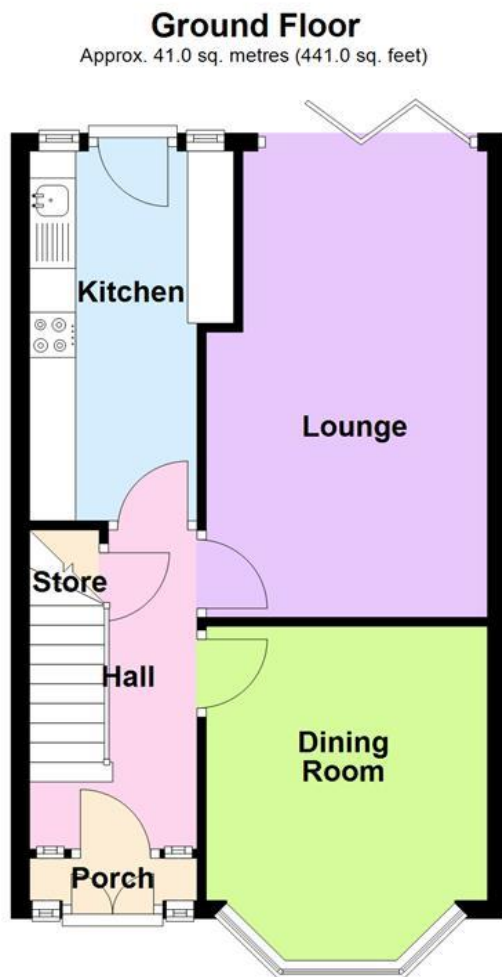
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £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 and drainage
Council tax band: C
Tenure: Freehold

Floor Plan

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



Total area: approx. 82.4 sq. metres (886.6 sq. feet)

Energy Efficiency Rating

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

Map Location

