PAUL CARR Estate Agents
Sales & Lettings

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

# Blossom Hill, Erdington, Birmingham, B24 9DN

**Guide Price £175,000**

# Erdington

## Guide Price £175,000

3 1 1

This well presented generously proportioned three bedroom home occupies an enviable and convenient cul-de-sac location within close proximity of Erdington high street, local parks, schools, shops and transport links.

Boasting the advantage of no onward chain the property is accessed via a recessed porch leading to a welcoming hall, with doors leading to a generous living room, having patio doors to the garden and an under stairs cupboard, there also a good sized fitted kitchen.

To the first floor the three bedrooms are complimented by a family bathroom with white suite including a P shaped panel bath.

Outside there is a lawned fore-garden whilst to the rear is a mature lawned garden and patio.

An early viewing is essential in order to fully appreciate the opportunity on offer and avoid disappointment.

# Property Specification

THIS SUPERBLY LOCATED
WELL PROPORTIONED HOME BEING SOLD BY
PAUL CARR MODERN METHOD OF AUCTION
(RESERVATION FEE APPLIES)
BRIEFLY COMPRISES;

**Porch**

**Hall**

**Kitchen**
**2.88m (9'6") x 2.86m (9'5")**

**Living Room**
**5.18m (17') x 4.83m (15'10") max**

**Landing**

**Bedroom 1**
**4.55m (14'11") x 2.87m (9'5")**

**Bedroom 2**
**3.49m (11'5") x 2.87m (9'5")**

**Bedroom 3**
**2.99m (9'10") x 2.16m (7'1")**

**Bathroom**
**1.90m (6'3") x 1.67m (5'6")**

## *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 September 2026

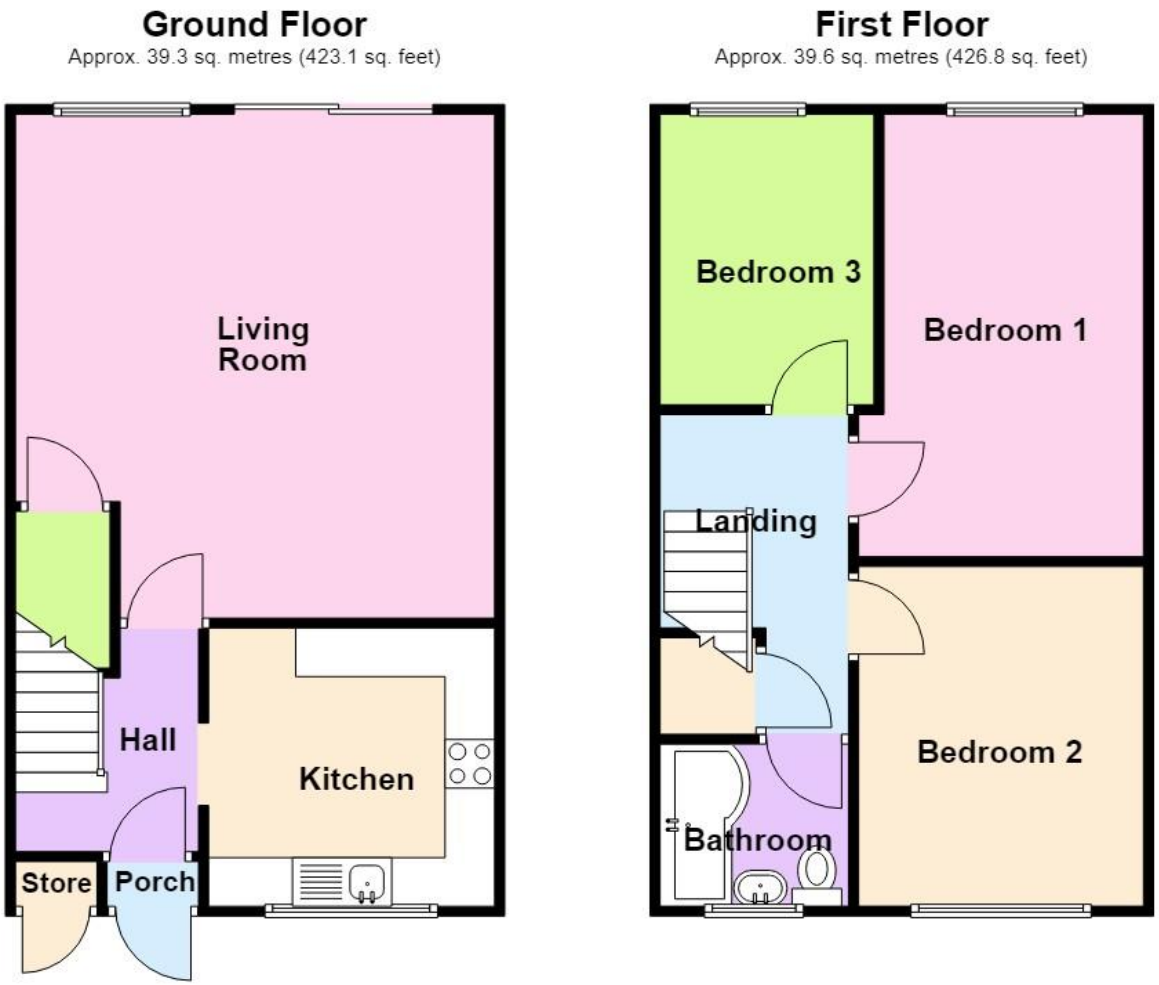
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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

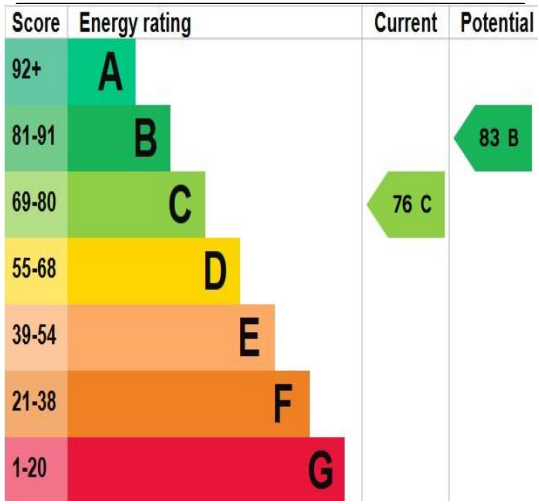
# Floor Plan

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




Total area: approx. 79.0 sq. metres (849.9 sq. feet)

## Energy Efficiency Rating




## Map Location

www.paulcarrestateagents.co.uk

OnTheMarket.com

rightmove.co.uk
The UK's number one property website

The Property Ombudsman