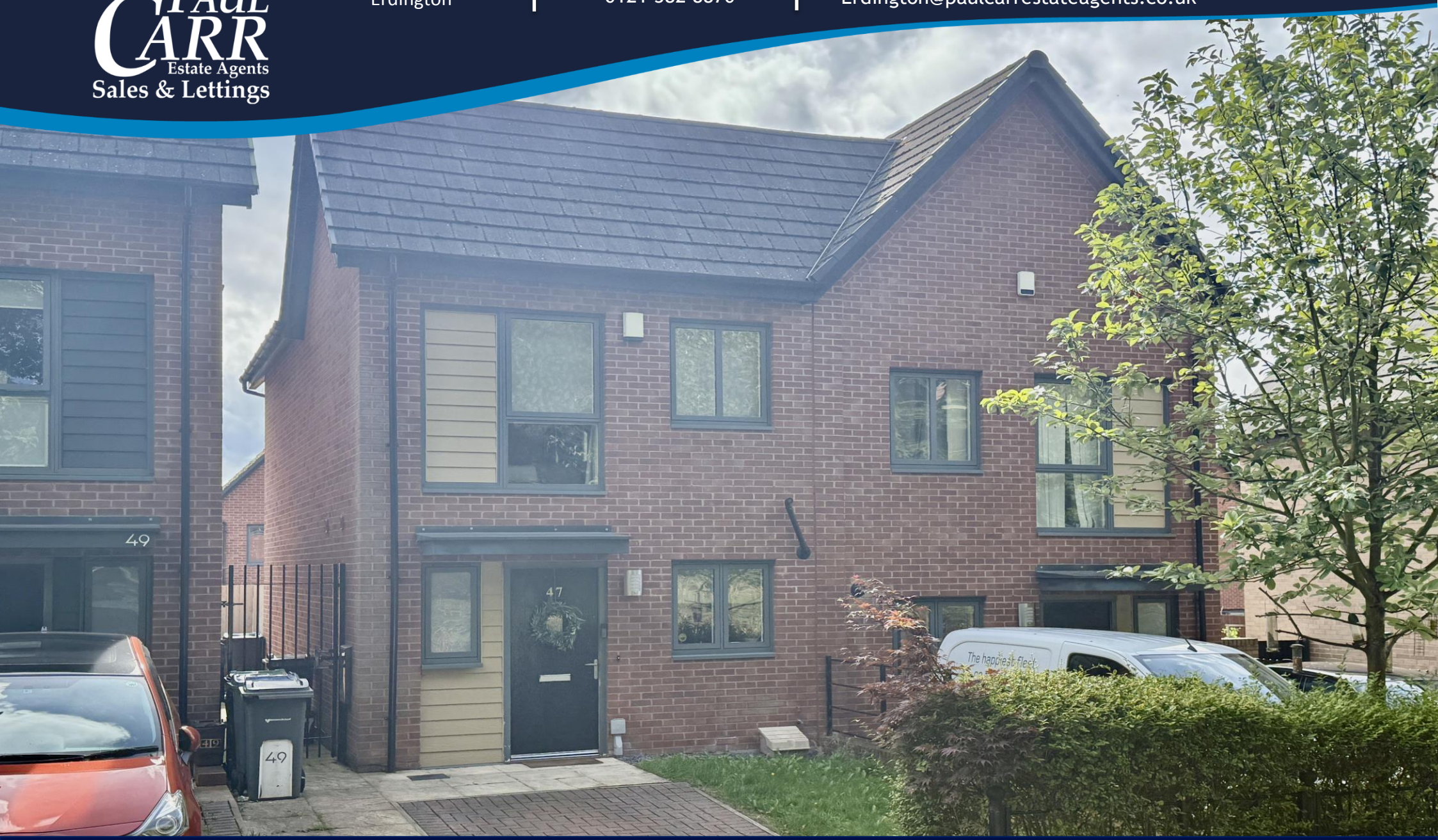
PAUL CARR Estate Agents Sales & Lettings

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



Sir Benjamin Stone Way, Erdington
Birmingham, B23 5UL

£255,000

Erdington

£255,000

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This conveniently located, superbly presented and generously proportioned modern style semi-detached property occupies an enviable location with a pleasant and private outlook, within close proximity of many amenities including local shops, schools and transport links both road and rail.

Accessed via a hallway with storage off, the ground floor accommodation includes a good size lounge dining room having patio doors to the rear garden and under stairs storage, a guest cloakroom and a modern style fitted kitchen.

To the first floor there are two excellent double bedrooms complimented by a family bathroom with white fitted bath suite.

Outside a front drive provides off road parking for vehicles with gated access to the enclosed lawned 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 VERY WELL PRESENTED
SEMI-DETACHED PROPERTY
WITH TWO GENEROUS DOUBLE BEDROOMS
BRIEFLY COMPRISES;

Hall

WC

Kitchen
3.80m (12'5") x 2.02m (6'8")

Living Room
3.22m (10'7") max x 2.00m (6'7")

Landing

Bedroom 1
3.22m (10'7") max x 2.00m (6'7")

Bedroom 2
4.33m (14'2") x 2.71m (8'11")

Bathroom
2.08m (6'10") x 2.03m (6'8")

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: 22nd September 2026

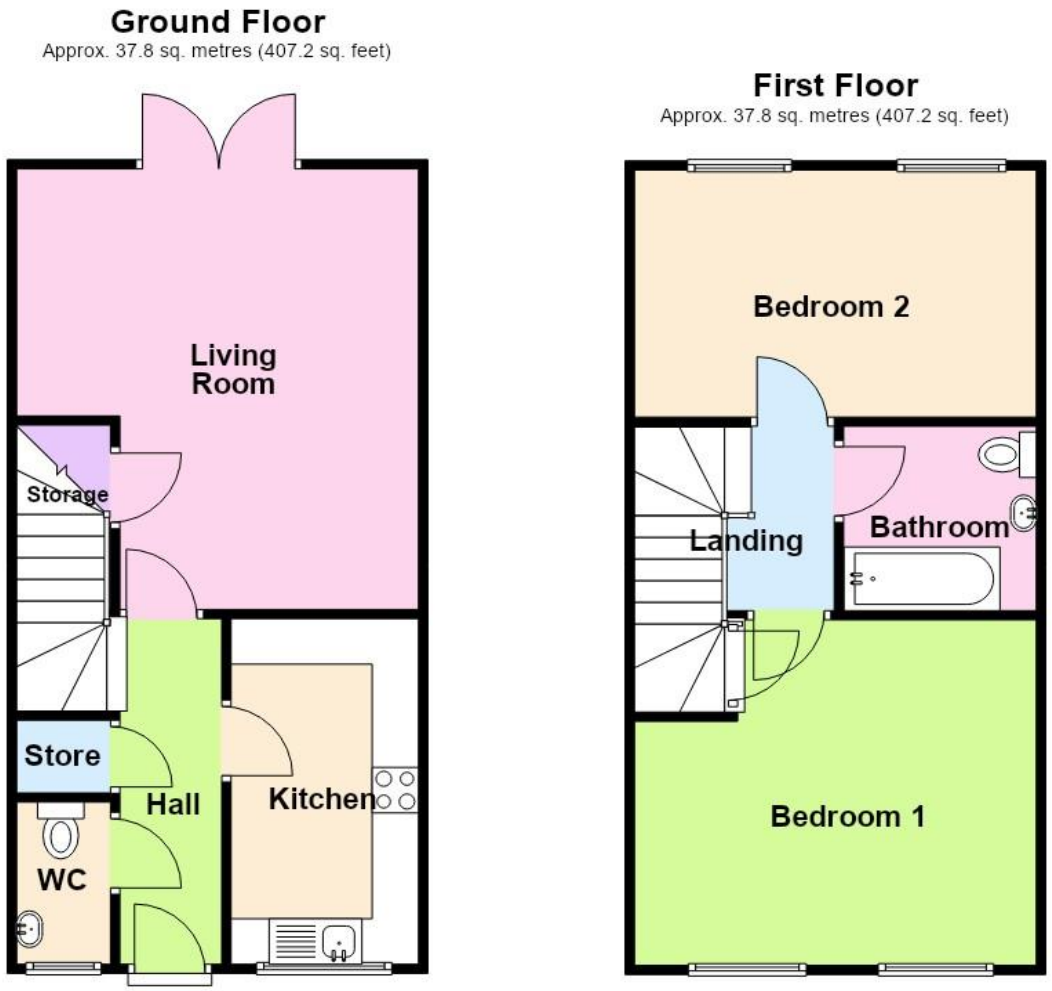
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract.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

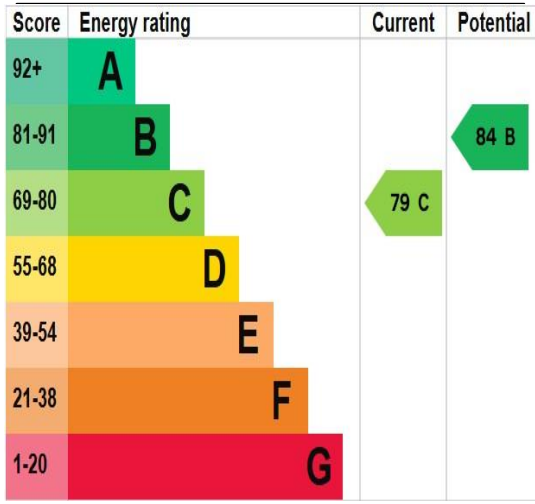
Floor Plan

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



Total area: approx. 75.7 sq. metres (814.3 sq. feet)

Energy Efficiency Rating



Map Location



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OnTheMarket.com
rightmove.co.uk The UK's number one property website
The Property Ombudsman