PAUL CARR Estate Agents
Sales & Lettings

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Blackrock Road, Erdington
Birmingham, B23 7XR

Offers Over £165,000

Erdington

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A well proportioned three bedroom terraced family home, accessed via a pedestrian walkway and within easy reach of Witton Lakes.

Ideal for First Time Buyers, the property is set behind a front garden with a path leading the reception hall with stairs off, door to the lounge and a door leads to the good size dining kitchen which has a range of fitted units, spaces for a cooker, washing machine, fridge, fridge/freezer and slimline dishwasher, there is room for a table and chairs and a window and door lead to the garden. The large through lounge has a feature fireplace, windows to the front and rear and a door leads back into the kitchen.
On the first floor there are three bedrooms, the master is a double with a window to the front and an over stairs storage cupboard, the second bedroom is also a double with a window to the front and an over stairs storage cupboard whilst the third bedroom is an excellent size with a window to the rear. The bathroom has a white suite with a shower over the bath, storage cupboard, part wall tiling and a window to the rear whilst the separate WC has a window to the rear.

Outside the rear garden is mainly lawned and this double glazed and centrally heated home must be viewed.

Property Specification

THREE BEDROOMS
MID TERRACED
IDEAL FOR FIRST TIME BUYERS
GOOD SIZED DINING KITCHEN
EXCELLENT SIZED THIRD BEDROOM

Lounge
6.44m (21'2") x 3.60m (11'10") max

Dining Kitchen
4.91m (16'1") x 3.27m (10'9") max

Bedroom 1
4.30m (14'1") x 3.06m (10')

Bedroom 2
3.77m (12'4") x 2.40m (7'10")

Bedroom 3
3.03m (9'11") x 2.09m (6'10")

WC
1.74m (5' 9") x 0.81m (2' 8")

Bathroom
1.90m (6' 3") x 1.50m (4' 11")

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:

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:

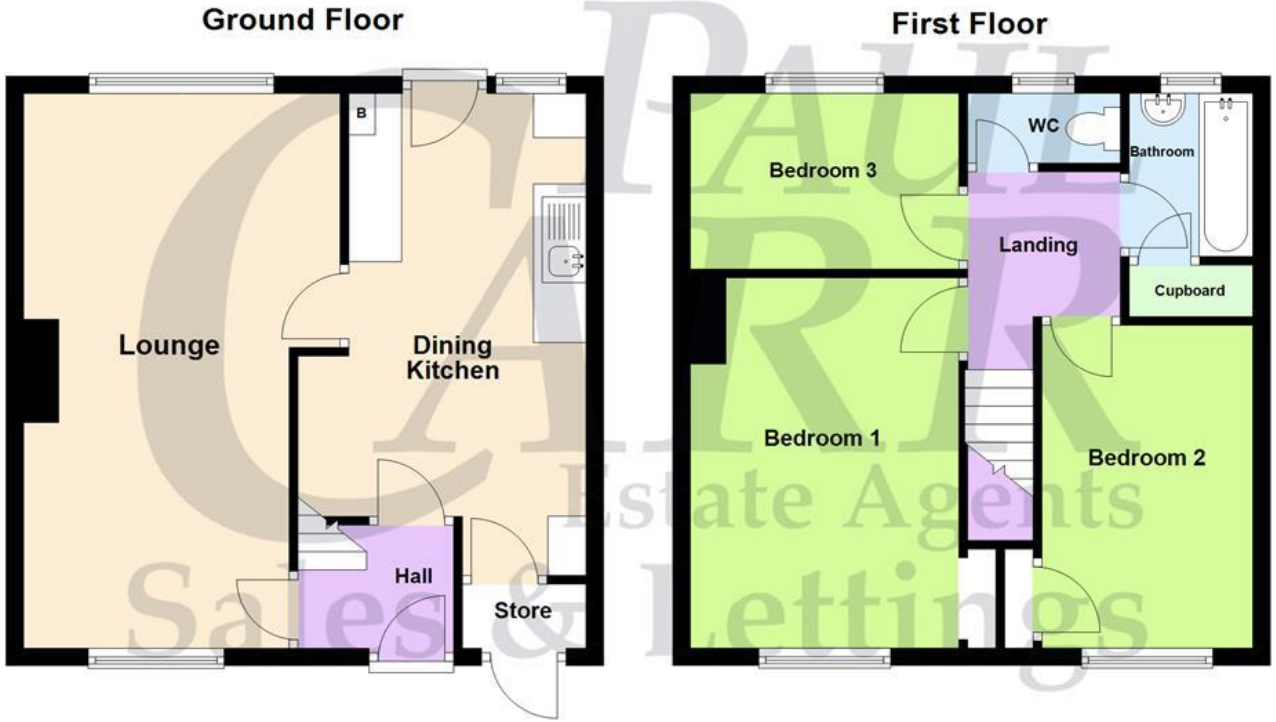
Services connected: Gas Electric Water Drainage Water Meter

Council tax band: A

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

New Instruction Awaiting E.P.C.

Map Location

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