



Berkswell Road, Erdington,
Birmingham, B24 9ED

£375,000

£375,000



This superbly located well extended three bed detached property occupies an enviable and convenient location set within close proximity of many desirable local amenities including shops, schools and transport links.

Being available with the advantage of no onward chain the accommodation itself is accessed via a welcoming hall with useful under stairs storage, downstairs wc with sink and having doors leading off to a most generous lounge with dual aspect windows, a separate dining room with doors to patio and a fitted kitchen having garden access off.

To the first floor there are three double bedrooms complimented by a family bathroom and separate wc.

Outside a driveway provides off road parking for multiple vehicles and access to the detached garage with gated access to the rear garden having mature beds and borders along with a rear car port.

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





Property Specification

THIS WELL PROPORTIONED
EXTENDED DETACHED PROPERTY
BRIEFLY COMPRISES;

Hall

Lounge 6.81m (22'4") x 4.39m (14'5")

Dining Room 3.68m (12'1") x 3.67m (12'1")

Kitchen 3.95m (13') x 3.03m (9'11")

Landing

Bedroom 1 4.37m (14'4") x 0.63m (2'1")

Bedroom 2 3.68m (12'1") x 3.67m (12'1")

Bedroom 3 2.00m (6'7") x 0.91m (3') max

Bathroom

WC

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 and drainage
Council tax band: D
Tenure: Freehold

Floor Plan

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



Total area: approx. 119.0 sq. metres (1280.5 sq. feet)

Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | 55 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

