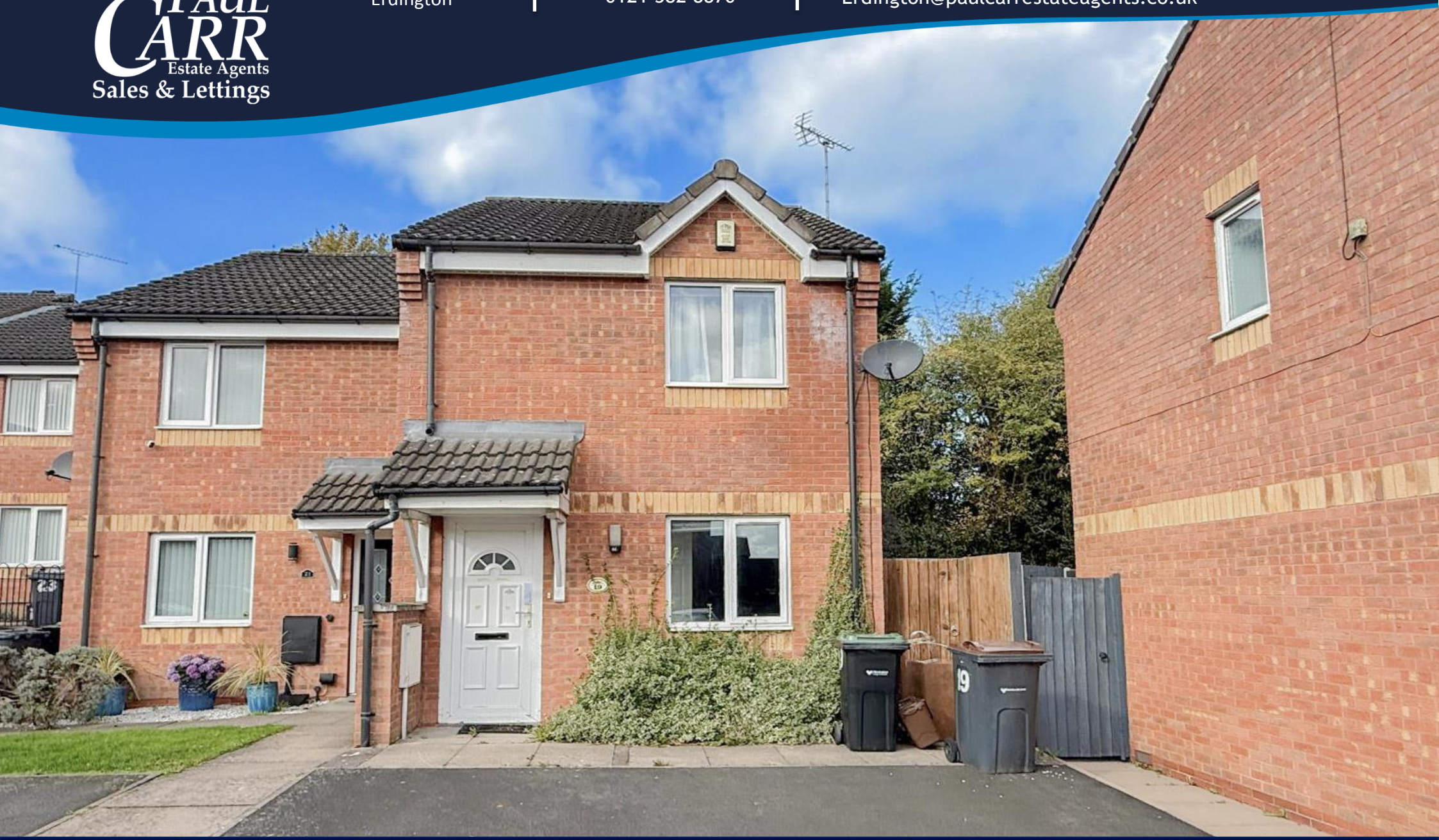
PAUL CARR Estate Agents Sales & Lettings

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



Penndale Close, Erdington
Birmingham, B24 0HE

£240,000

Erdington

£240,000

2 | 1 | 1

This modern style semi-detached property occupies a convenient and enviable cul-de-sac location set within close proximity of many amenities including local parks, schools, shops and transport links.

Boasting the advantage of no onward chain the property is being sold as freehold upon completion.

Accessed via an entrance hall the ground floor accommodation offers a well-proportioned living room and understairs storage along with a dining kitchen.

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

Outside a driveway provides off road parking for vehicles and access to a secure side gate to the 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 MODERN STYLE
SEMI DETACHED PROPERTY
BRIEFLY COMPRISES;

Hall

Lounge 5.03m (16'6") x 3.08m (10'1")

Dining Kitchen
4.03m (13'3") x 3.05m (10')

Landing

Bedroom 1
4.03m (13'3") x 3.48m (11'5")

Bathroom

Bedroom
2 4.03m (13'3") x 2.60m (8'6")

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: 28th October 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. 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:

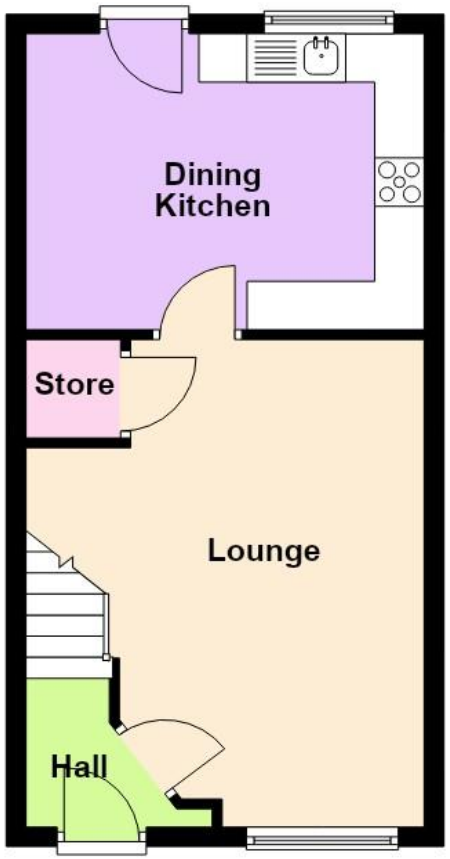
Services connected: Gas, electric, water and drainage
Council tax band: A
Tenure: Freehold on Completion

Floor Plan

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

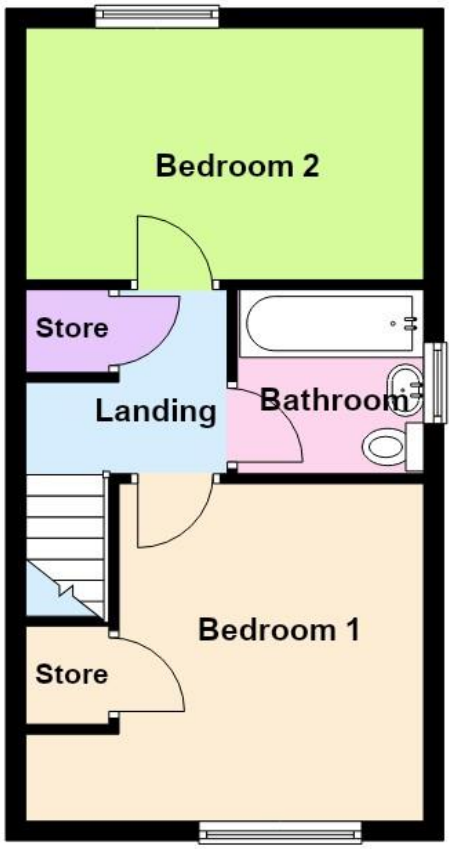
Ground Floor

Approx. 33.0 sq. metres (354.8 sq. feet)



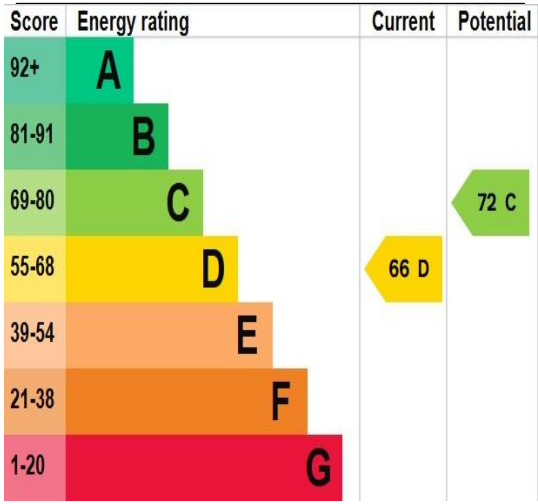
First Floor

Approx. 32.9 sq. metres (353.6 sq. feet)



Total area: approx. 65.8 sq. metres (708.4 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