PAUL CARR Estate Agents Sales & Lettings

Kingstanding | 0121 350 0956 | Kingstanding@paulcarrestateagents.co.uk



Oak Drive, Erdington
Birmingham, B23 5DQ

Offers Over £375,000

Erdington

Offers Over £375,000

4 1 2

Welcoming to the market this immaculately presented four bedroom detached home located on Oak Drive. Situated on a cul de sac close to good local schools, shops, and amenities making it perfect for first time buyers and families.

Approached via a driveway for multiple vehicles alongside a front garden and entered through the front door. Upon entry you are welcomed by an entrance hall giving you access into a large dual aspect lounge with a bow window to front. The newly fitted kitchen offers an array of wall and base units, plenty of countertop space, sink unit with side drainer, fridge, electric hob, top oven with grill, oven, washing machine and dish washer and is complete with karndean flooring. Off the kitchen is a second reception room which is currently being used as a dining room. Completing the ground floor is a useful WC and hand wash unit.

Heading upstairs you are presented with four bedrooms, the main two benefit from built in wardrobes, all four rooms are generously sized. The family bathroom consists of a bathtub with shower over, hand wash unit and WC.

Externally, the home has a good sized private rear garden with a paved patio, lawned area, mature shrubs and a walled perimeter. Completing the property is a useful, recessed garage, alarm system and cavity wall insulation. Viewing this superb family home is highly recommended.





















Property Specification

SUPERB FAMILY HOME
FOUR BEDROOMS
DETACHED HOME
TWO RECEPTION ROOMS
NEWLY FITTED KITCHEN

Lounge
6.60m (21'8") max x 3.30m (10'10") max

WC
1.68m (5'6") x 1.20m (3'11")

Kitchen
2.93m (9'7") max x 2.90m (9'6") max

Dining Room
3.80m (12'6") max x 2.90m (9'6") max

Bedroom 1
3.70m (12'2") x 3.30m (10'10") max

Bedroom 2
3.57m (11'8") max x 2.90m (9'6") max

Bedroom 3
2.80m (9'2") max x 2.80m (9'2") max

Bedroom 4
3.38m (11'1") max x 2.14m (7') max

Bathroom
2.30m (7'7") x 1.81m (5'11")

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: 4th August 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:

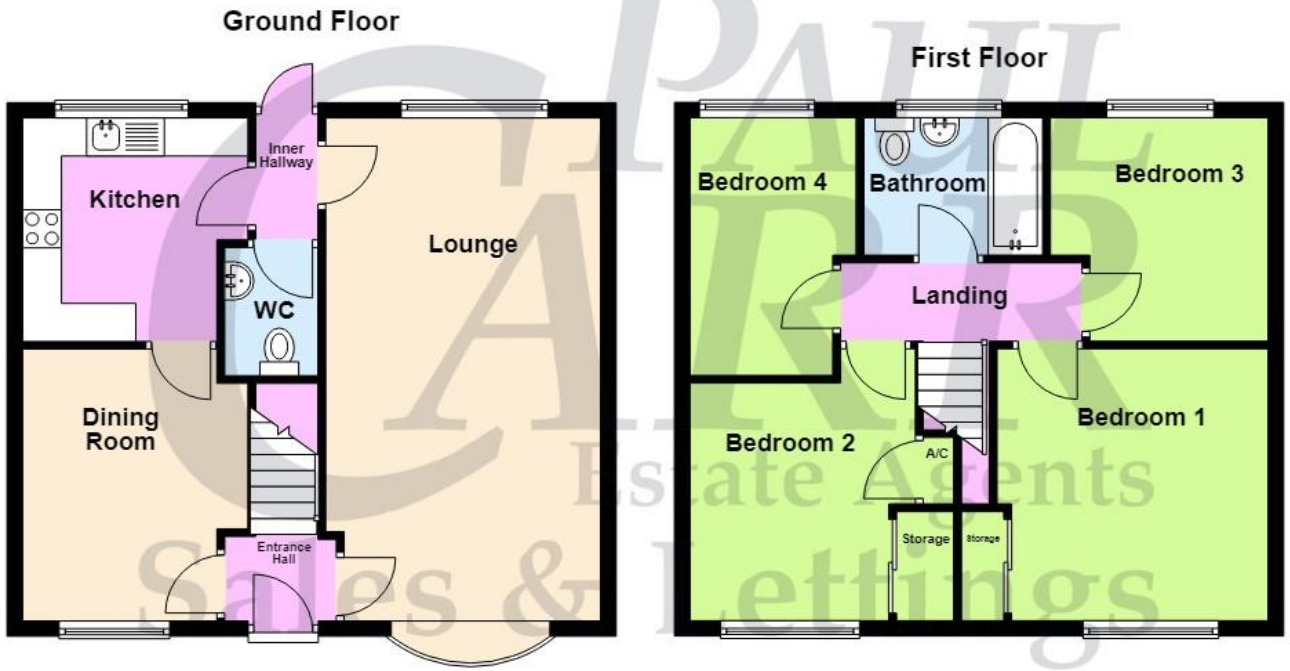
Services connected: Gas Electric Water Drainage Water Meter

Council tax band: D

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