Paul Carr Estate Agents
Sales & Lettings

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

Court Lane, Erdington
Birmingham, B23 5JX

Guide Price £280,000

Erdington

Guide Price £280,000

3 1 2

Potential for two storey extension and so much more…….

This immensely charming and characterful detached period cottage occupies a most convenient and sought after residential location on the borders of Boldmere, Wylde Green, New Oscott and Erdington, within close proximity of many desirable amenities including schools, shops and transport links.

Accessed via an enclosed porch the ground floor accommodation includes a well proportioned dual aspect lounge, a separate dining room, fitted kitchen, ground floor bathroom, and rear lobby with access to a cellar suitable for a variety of uses.

To the first floor there are three double bedrooms, with bedroom three currently being partitioned into two smaller rooms and a separate wc with wash hand basin.

Outside the property sits behind a driveway providing off road parking for vehicles and access to the side garage.

To the rear of the property there is a generous patio, wooden outbuildings and a superb lawned garden.

An early viewing must be undertaken in order to fully appreciate the opportunity on offer and avoid disappointment.

Property Specification

BEING SOLD BY PAUL CARR MODERN AUCTION (BUY IT NOW OPTION AVAILABLE) – RERSERVATION FEE APPLIES
THIS BEAUTIFUL CHARACTERFUL PERIOD COTTAGE DATING BACK TO 1870 BRIEFLY COMPRISES;

Porch 2.08m (6'10") x 0.55m (1'10")

Hall 2.25m (7'4") x 0.88m (2'11")

Lounge 4.27m (14') x 3.48m (11'5")

Dining Room 3.48m (11'5") x 3.33m (10'11")

Kitchen 3.05m (10') x 3.05m (10')

Bathroom 3.30m (10'10") x 1.45m (4'9")

Rear Lobby 2.00m (6'7") x 1.71m (5'7")

Cellar 4.27m (14') x 3.48m (11'5")

Garage 4.57m (15') x 2.75m (9')

Landing

Bedroom 1 4.27m (14') x 3.48m (11'5")

Bedroom 2 3.06m (10') x 3.02m (9'11") max

Bedroom 3 3.32m (10'11") x 2.08m (6'10")

Bedroom 4 2.36m (7'9") x 1.59m (5'2")

WC 1.63m (5'4") x 0.77m (2'6")

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: 24th July 2026

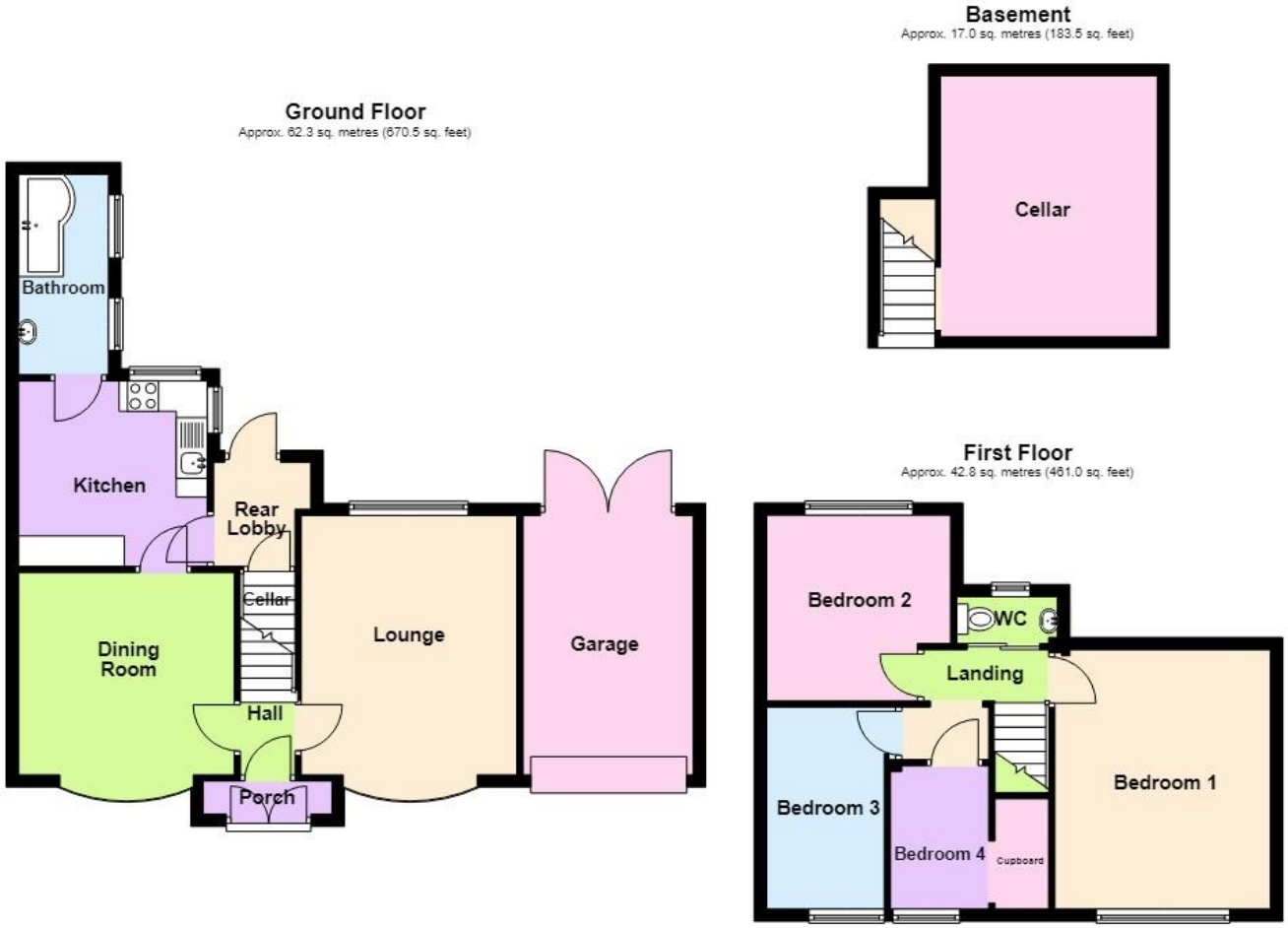
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract.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

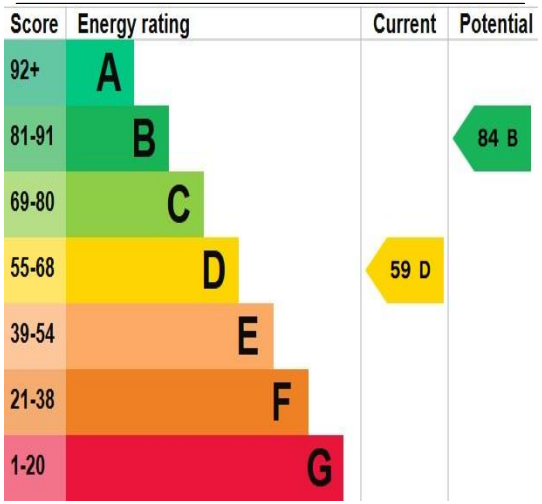
Floor Plan

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



Total area: approx. 122.2 sq. metres (1315.0 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