



Grange Road, Erdington
Birmingham, B24 0DQ

Offers in Excess of £300,000

Erdington

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AVAILABLE WITH NO UPWARD CHAIN VACANT POSSESSION UPON COMPLETION -

Don't miss the opportunity to view this superb property in one of the most sought after locations on the Erdington/Wylde Green border, this delightfully presented four bedroom family home is an absolute must for viewing, being ideally positioned for local schooling, road and rail links to Birmingham city centre and offering open views to both the front and rear elevations with a beautiful bright aspect, which will delight all potential purchasers.

The property briefly comprises; fore garden with driveway and garage off, providing ample parking, an entrance hallway, two outstanding and spacious reception rooms and a dining kitchen with appliances.

To the first floor are four spaciouly presented bedrooms and bathroom with shower suite.

To the outside rear is a magnificent Southerly facing garden extending to over 140' offering patio ideal for 'al-fresco dining' with extensive lawned garden beyond with brick built w.c. and store.

Viewing is strictly by appointment via Paul Carr Erdington and for proceedable purchasers only.



Property Specification

THIS DELIGHTFUL FAMILY HOME
IN SOUGHT AFTER AREA
BRIEFLY COMPRISES;

Porch

Entrance Hall

Dining Room 4.40m (14'5") x 3.32m (10'11")

Lounge 3.85m (12'7") x 3.32m (10'11")

Kitchen 3.06m (10') x 3.03m (9'11")

Garage

Landing

Bedroom 1 4.27m (14') x 3.33m (10'11")

Bedroom 2 4.20m (13'9") x 3.44m (11'3")

Bedroom 3 2.61m (8'7") x 2.12m (6'11")

Bedroom 4 3.31m (10'10") x 2.16m (7'1") max

Bathroom



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: 6th August 2024

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Map Location

