



Court Lane,  
Birmingham, B23 5JS

Offers in Excess of £240,000

# Birmingham

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Superbly positioned close to the borders of Erdington and Sutton Coldfield, within easy reach of well-regarded schools, local shops, parks and excellent transport links, this traditional three-bedroom semi-detached family home offers well balanced accommodation and an extensive rear garden – ideal for growing families.

Set back behind a neat fore garden with a driveway providing off-road parking, the property is entered via a welcoming entrance hall with useful under-stairs storage and staircase rising to the first floor.

The ground floor features a spacious through lounge diner, offering clearly defined yet open-plan living and dining areas – perfect for both everyday family life and entertaining. To the rear, a fitted kitchen provides a range of units and work surfaces with access into a delightful conservatory overlooking the garden, creating an additional reception space filled with natural light.

Upstairs, the first floor landing leads to three well-proportioned bedrooms, including two generous doubles and a third bedroom ideal as a nursery, home office or child's room. The accommodation is completed by a modern shower room fitted with a contemporary suite.

Externally, the property truly excels with its extensive rear garden, offering patio space for outdoor dining and a substantial lawn bordered by mature planting – providing excellent potential for families, keen gardeners or future extension (subject to planning).

An early internal inspection is highly recommended to fully appreciate the space, location and long-term potential this traditional family home has to offer.





## Property Specification

TRADITIONAL SEMI DETACHED FAMILY HOME  
GORGEOUS THROUGH LOUNGE DINER  
FITTED KITCHEN  
POPULAR RESIDENTIAL LOCATION  
THREE BEDROOMS

### 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 February 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 £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, Drainage

Council tax band: C

Other Charges:

# Floor Plan

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



Total area: approx. 77.3 sq. metres (831.8 sq. feet)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

