PAUL CARR Estate Agents Sales & Lettings

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Downside Road, Erdington
Birmingham, B24 8PG

£425,000



Erdington

£425,000

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This superbly extended generously proportioned impressive family home benefits from immense flexibility with the added advantage of being available with no onward chain.

Accessed via an enclosed porch the ground floor accommodation currently consists of a hallway with doors leading to separate lounge and dining room, a third reception room/fifth bedroom, an extended breakfast kitchen, conservatory/garden room and a ground floor bathroom.

To the first floor there are four well proportioned bedrooms complimented by a contemporary shower room and stairs to a fabulous boarded loft room with sky light window ideal for a variety of uses.

Outside a front driveway provides off road parking for vehicles whilst to the rear of the property there is a low maintenance garden boasting a multi functional cabin with power and light currently used as a family games room/gym.

Sitting within close proximity of many local amenities including shops, schools and transport links the property must be viewed at the earliest opportunity in order to be fully appreciated and avoid disappointment.





















Property Specification

THIS SUPERBLY EXTENDED GENEROUSLY PROPORTIONED SEMI DETACHED PROPERTY BRIEFLY COMPRISES;

Porch

Hall

Dining Room 4.23m (13'11") x 3.20m (10'6") max

Lounge 4.02m (13'2") x 3.66m (12')

Conservatory 3.81m (12'6") x 3.50m (11'6")

Breakfast Kitchen 4.79m (15'9") x 3.24m (10'7") max

Study/Family Room 5.33m (17'6") x 1.90m (6'3")

Bathroom 1.90m (6'3") x 1.75m (5'9")

Landing

Bedroom 1 4.41m (14'5") x 3.20m (10'6") max

Bedroom 2 3.66m (12') x 3.20m (10'6")

Bedroom 3 3.81m (12'6") x 2.74m (9')

Bedroom 4 3.89m (12'9") x 1.89m (6'2")

Shower Room 1.82m (6') x 1.49m (4'11")

Boarded Loft Room 5.48m (18') x 3.03m (9'11") max

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: 1st October 2026

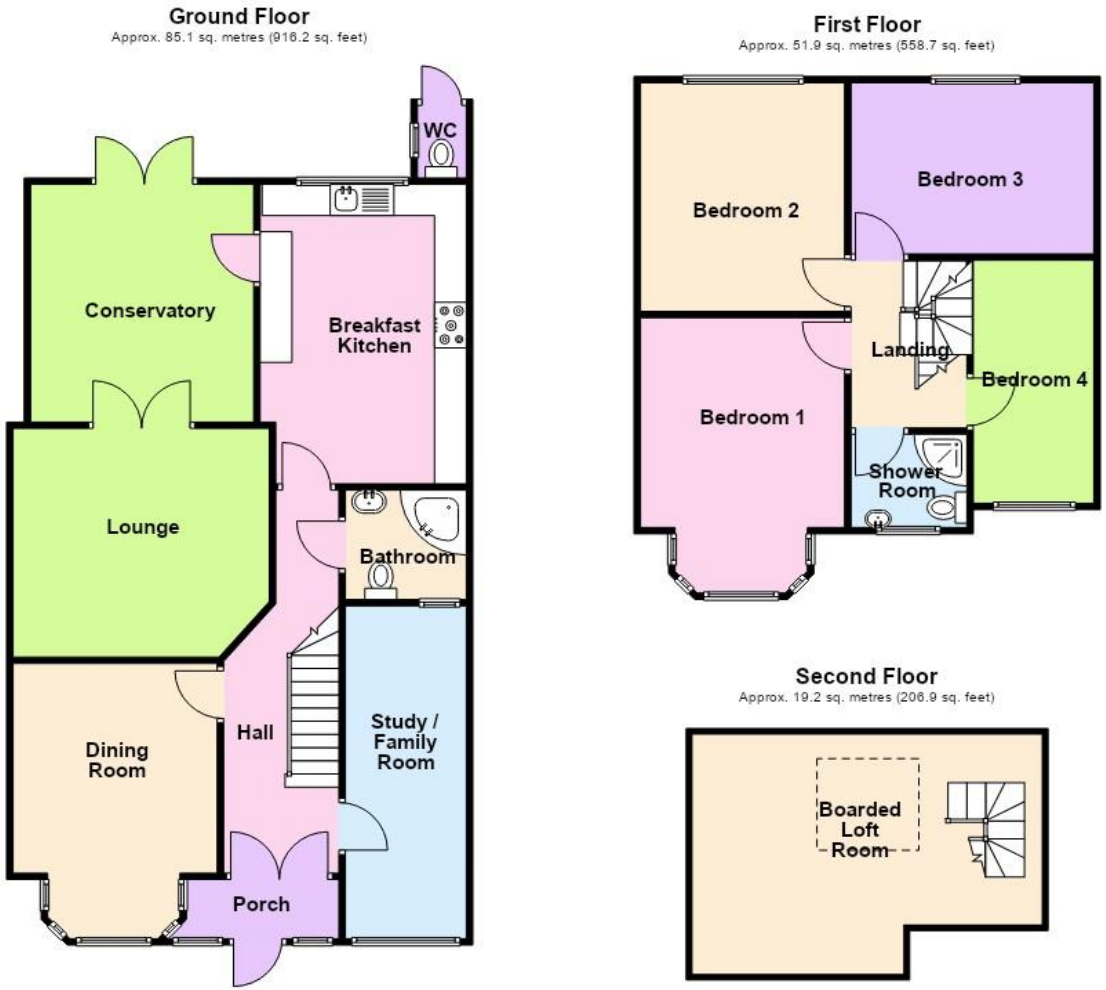
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract.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

Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band: B
Tenure: Freehold

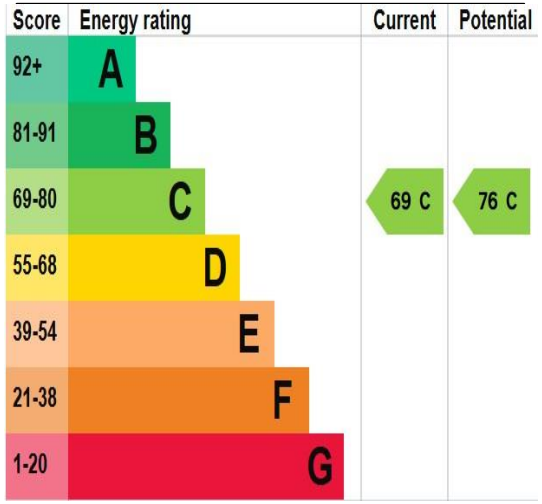
Floor Plan

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

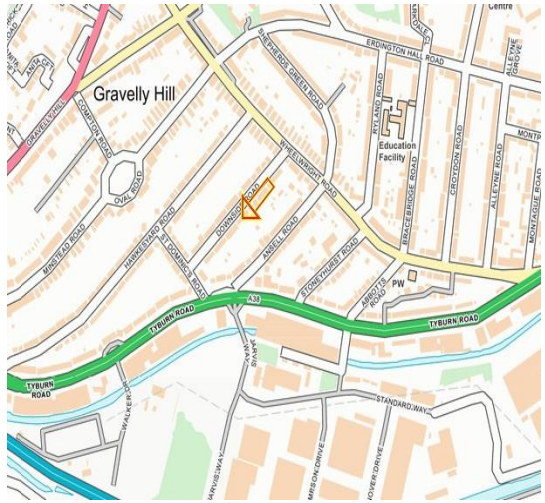


Total area: approx. 156.2 sq. metres (1681.8 sq. feet)

Energy Efficiency Rating



Map Location



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