



Paget Road,
Birmingham, B24 0JZ

Offers in Excess of £325,000

Pype Hayes

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A beautifully presented detached family home situated in a highly sought-after location in Pype Hayes.

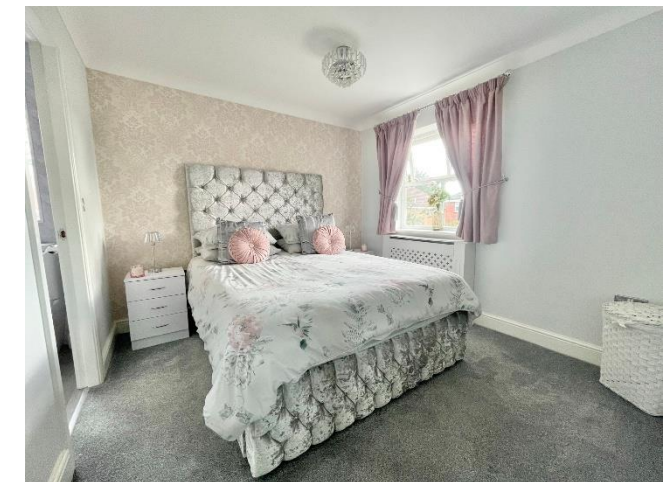
Internal inspection reveals a hallway, downstairs W.C, sitting room, living room with feature fireplace and an open plan fitted kitchen/dining room with double doors leading out to the rear garden.

Stairs lead from the living room to the first floor landing where there are three good sized bedrooms all benefitting from built in wardrobes. Bedroom one also has the added benefit of an en-suite shower room. All bedrooms have access to the modern family bathroom with white suite.

Outside to the rear of the property there is an enclosed landscaped garden with patio, lawn and decking areas and to the fore there is a driveway providing off road parking.

Varied shops and amenities are available nearby along with schools for all ages and transport links including access to the Midlands motorway networks and public transport services.

Internal viewing is highly recommended to appreciate all this family home has to offer.





Property Specification

THREE BEDROOMS
DETACHED
OFF ROAD PARKING
CONVERTED GARAGE
SPACIOUS LIVING ROOM

Sitting room 2.41m (7'11") x 2.00m (6'7")

WC 1.50m (4'11") x 1.14m (3'9")

Living Room 3.96m (13') x 2.00m (6'7")

Kitchen 5.84m (19'2") x 2.77m (9'1")

Bedroom 1 3.66m (12') max x 2.85m (9'4")

Bedroom 2 3.23m (10'7") x 2.64m (8'8")

Bedroom 3 2.67m (8'9") max x 2.19m (7'2")

En-suite Shower Room 2.36m (7'9") x 1.32m (4'4")

Bathroom 2.08m (6'10") x 1.83m (6'0")

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: 2nd September 2022

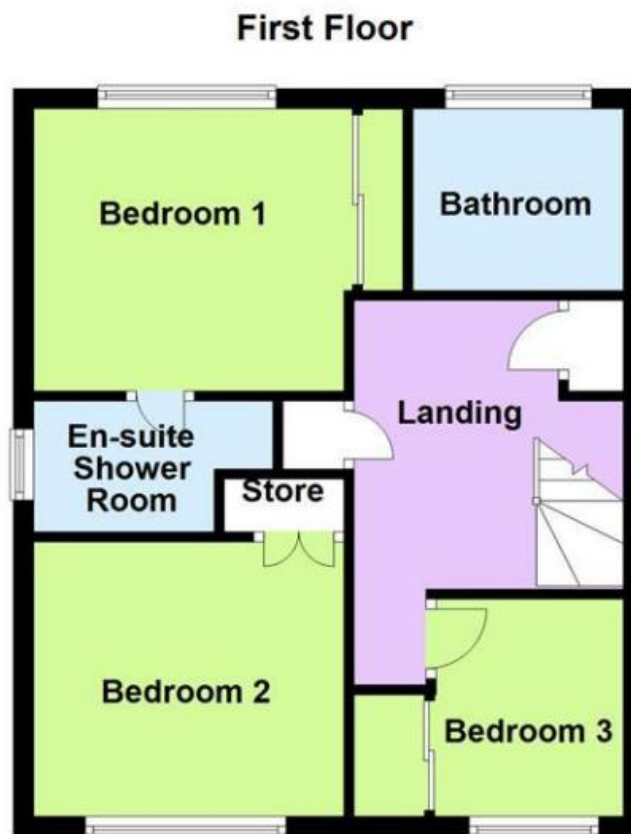
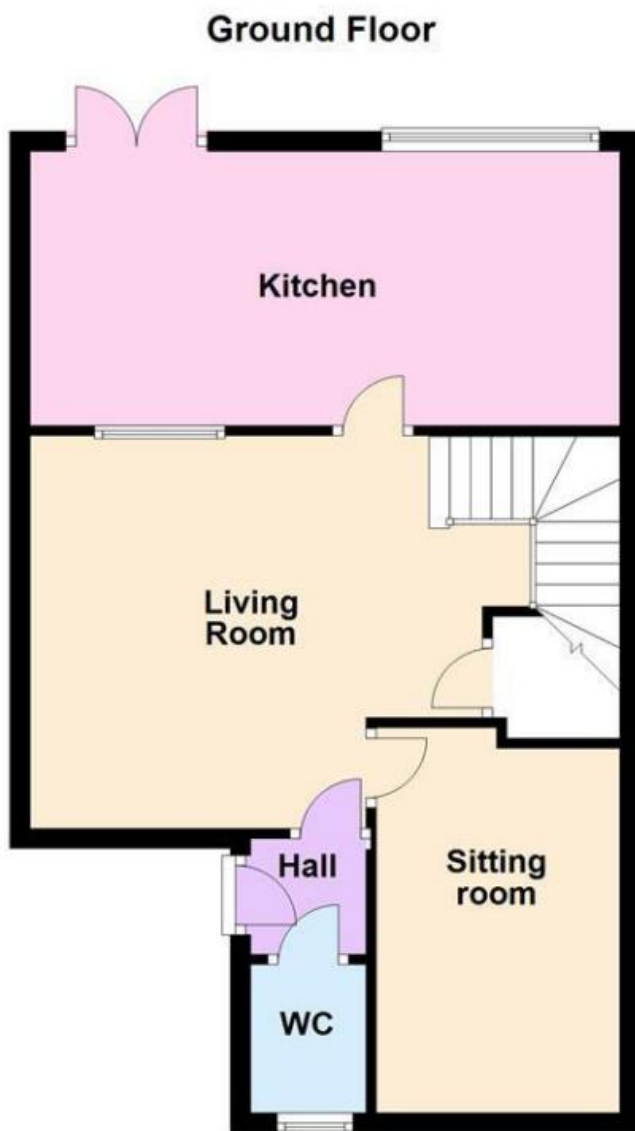
Viewer's Note:

Services connected: Mains electricity, gas, water & drainage
Council tax band: D

Tenure: Leasehold - 125 year lease from June 2000
Ground Rent: Peppercorn

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		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

