



- A lovely modern styled detached residence
- Enclosed porch, entrance hall and guests cloakroom
- Dual aspect through lounge/dining room
- Fitted kitchen
- Three excellent bedrooms
- Bathroom
- Fore garden with lawn and driveway
- Garage
- Rear garden with patio and lawn



PUGIN GARDENS, ERDINGTON, B23 5YF - OFFERS IN THE REGION OF £300,000

Welcome to this charming detached house located in Pugin Gardens on a well regarded residential development. The interiors offer an enclosed porch, entrance hall, large dual aspect lounge/dining room perfect for entertaining guests or simply relaxing with your loved ones and spacious fitted kitchen. To the first floor are three excellent bedrooms and family bathroom. Outside is a fore garden with lawn and off road parking space including access to garage front. To the rear is well manicured garden with large patio leading to a bordered lawn. This property should be viewed internally to appreciate everything that it has to offer.

Access is via a fore garden with lawn and driveway leading to garage front

ENCLOSED PORCH Double glazed door to front and window to side,

DOUBLE GLAZED RECEPTION DOOR INTO:

HALLWAY Staircase to first floor, radiator, door to kitchen, lounge and

GUEST CLOAKROOM Close coupled WC, wash hand basin, radiator, tiling to part walls, double glazed patterned window

LOUNGE/DINING ROOM 26'1" max 24'2" min x 9'7" max 8'00" min Double glazed angled bay window to front, double glazed patio doors to rear, fire surround with marblesque back and hearth, living flame effect gas fire, two radiators

KITCHEN 9'00" x 8'00" With a range of drawer, base and eye level cupboards, work surfaces and tiling to splash backs, space and plumbing for washing machine, space for fridge, four ring gas hob with extractor, electric oven, one and half bowl stainless steel sink and drainer, wall mounted gas central heating boiler, double glazed window to rear, door into

GARAGE 16'6" x 8'2" (please check the suitability of this garage for your own vehicle) Up and over door, double glazed door to rear, light and power

FIRST FLOOR LANDING Access to loft space, double glazed window to side, door into

AIRING CUPBOARD Shelving and water tank

BEDROOM ONE 10'10" min to wardrobe front 13'3" max into wardrobe x 10'4" min plus door well Double glazed window to rear, three fitted double wardrobes, radiator

BEDROOM TWO 10'8" x 8'2" min plus door well Double glazed window to front, radiator

BEDROOM THREE 7'5" x 9'00" (less stair well) An excellent third bedroom with double glazed window to front, radiator

BATHROOM Having a suite comprising of panelled bath with shower attachment, pedestal wash hand basin, close coupled WC, tiling to walls, double glazed patterned window, radiator,

REAR GARDEN Large patio to fore, steps up to a bordered lawn, garden shed, fencing to boundaries

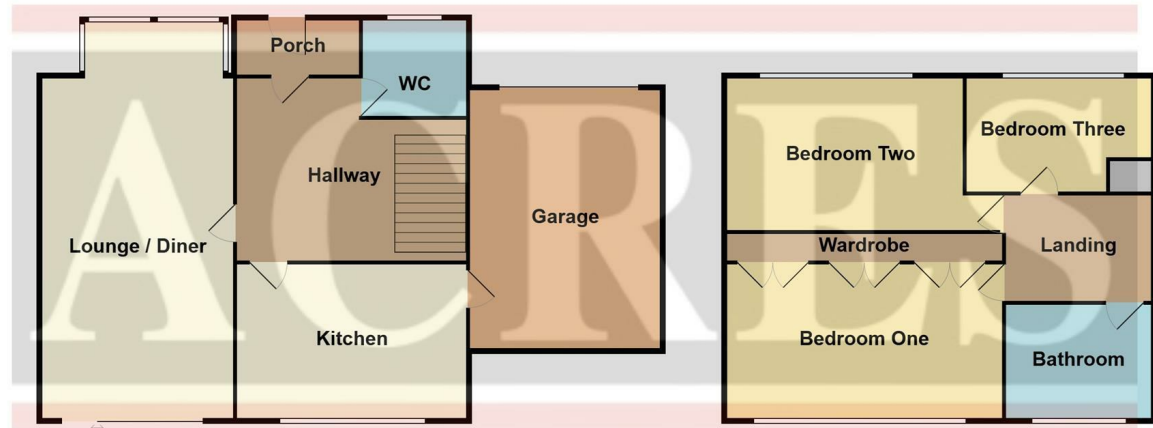
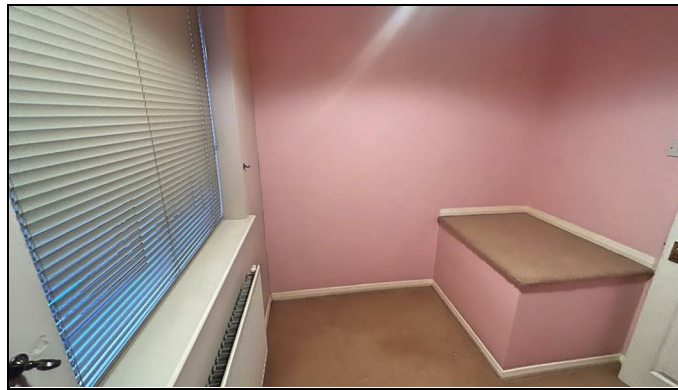


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D **COUNCIL :**

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	83
(69-80) C	
(55-68) D	61
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.