



Firecrest Close, Erdington  
Birmingham, B23 5HJ

£187,000

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Offered with no upward chain, this modern three bedroom end terraced has additional space to the side offering scope to extend and is located in this popular cul de sac within this well regarded development.

The driveway has two sections providing parking for two cars and the property is accessed via an entrance hall with stairs off and a door leads to the lounge with a window to the front, feature fireplace and an understairs storage cupboard. The dining kitchen is a good size and has a range of fitted units, spaces for a cooker and washing machine, ample room for a table and chairs and a window and patio doors lead to the garden.

On the first floor there are three bedrooms, the master is a double and has a window to the rear, the second bedroom is an excellent single with a window to the front and over stairs storage platform whilst the third bedroom is also an excellent single and has a window to the front. The shower room has a white suite, wall tiling and a window to the rear.

Outside the rear garden is a particular feature with a large patio providing ample space for a table and chairs leading to the lawn with some mature shrubs, central path and there are large timber sheds to side of the property and this space offers excellent potential to extend.

Viewing is essential to fully appreciate all this double glazed and centrally heated home has to offer.



# Property Specification

**MODERN END TERRACED  
THREE BEDROOMS  
DOUBLE GLAZING & GAS CENTRAL HEATING  
NO UPWARD CHAIN**



## 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: 15th July 2021

### Entrance Hall

**Lounge 4.19m (13'9") x 3.97m (13') max**

**Dining Kitchen 4.93m (16'2") x 3.13m (10'3")**

**Bedroom One 4.28m (14'1") x 2.95m (9'8")**

**Bedroom Two 2.99m (9'10") x 2.05m (6'9")**

**Bedroom Three 3.13m (10'3") x 1.88m (6'2")**

**Shower Room 1.89m (6'2") x 1.88m (6'2")**

### Driveway

### Rear Garden With Large Patio

## Viewer's Note:

Services connected: Gas, Electric, Water, Drainage

Council tax band: C

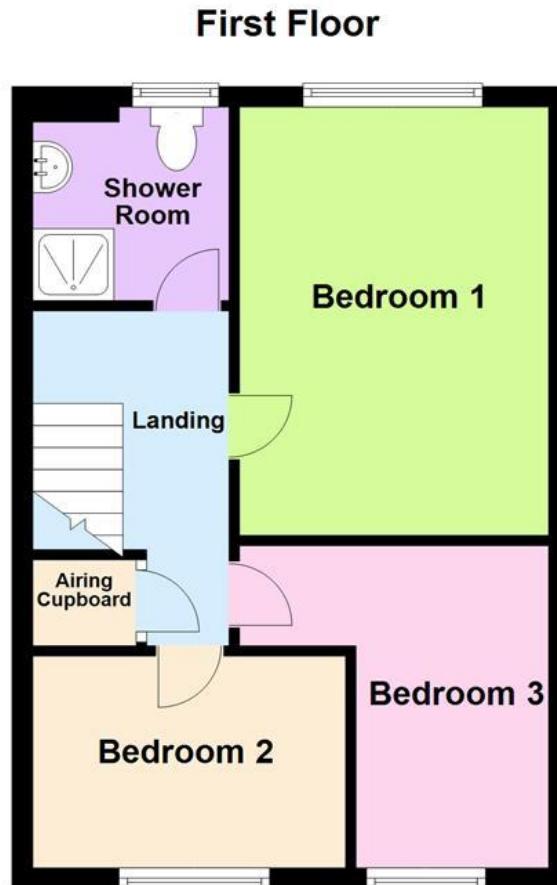
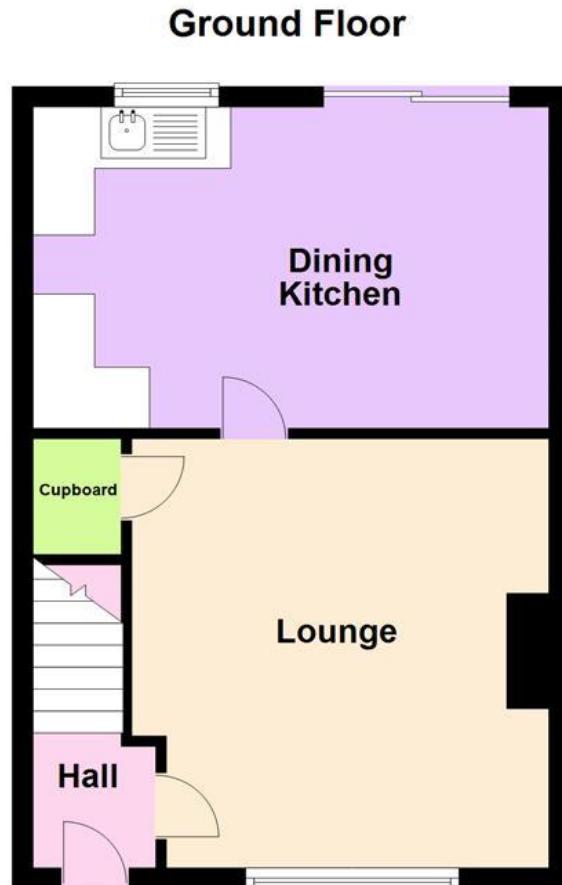
Tenure: Leasehold 130 years from 29th September 1994

Approximately 103 years remaining

Ground Rent: £75.00 per annum

# Floor Plan

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



## Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

