



Broomhill Road, Erdington  
Birmingham, B23 5AE

Offers in the Region Of £215,000



# Erdington

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Offered with no upward chain, this modern three bedroom link semi detached family home is located on this highly popular development and just a short walk from open parkland.

The property offers excellent scope to convert the garage into additional living accommodation whilst a porch provides access to the entrance hall with stairs off and a door opens into the lounge with a window to the front, feature fireplace and an understairs storage cupboard. Double doors lead into the dining room with an opening to the kitchen and double doors to the lovely conservatory, perfect for relaxing in after work with windows and a door to the garden. The kitchen has a range of fitted units, built in oven and hob, spaces for a washing machine and fridge/freezer, door to the side and a window to the rear.

On the first floor there are three bedrooms, the master is an excellent size double with built in wardrobes and a window to the rear, the second and third bedrooms both have a window to the front. The bathroom has a white suite with a shower over the bath, part wall tiling and a window to the rear.

Outside there is a large patio area suitable for garden furniture leading to the lawn whilst a door opens into the side garage with electric up and over door and ample eaves storage. Viewing is a must to appreciate all this double glazed and centrally heated home has to offer.







## Property Specification

LINKED SEMI DETACHED  
NO UPWARD CHAIN  
THREE BEDROOMS  
MODERN BUILD  
LOVELY CONSERVATORY

Porch

Hall

Lounge 4.17m (13'8") x 3.87m (12'8") max

Dining Area 3.16m (10'4") x 2.67m (8'9")

Kitchen 3.12m (10'3") x 2.16m (7'1")

Conservatory 2.24m (7'4") x 2.19m (7'2")

Landing

Bedroom 1 3.49m (11'5") x 2.86m (9'5")

Bedroom 2 3.10m (10'2") x 1.86m (6'1")

Bedroom 3 2.98m (9'9") x 2.15m (7'1")

Bathroom 1.98m (6'6") x 1.91m (6'3")

Garage 5.58m (18'4") x 2.77m (9'1")

### 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 June 2022

### Viewer's Note:

Services connected: Gas/electric/water/drainage  
Council tax band: C  
Tenure: Leasehold 105 years remaining, lease from 24th February 1997  
Ground Rent: £38  
Service Charge: N/A

# Floor Plan

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



## Energy Efficiency Rating

**New  
Instruction  
Awaiting EPC**

## Map Location

