



The Hurstway, Erdington  
Birmingham, B23 5XZ

Offers Over £250,000

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Offered with no upward chain, this three / four bedroom detached home offers a versatile layout with the fourth bedroom being located on the ground floor with a wet room off. The property is set on a substantial and sweeping corner plot offering excellent potential to extend further and would benefit from modernisation.

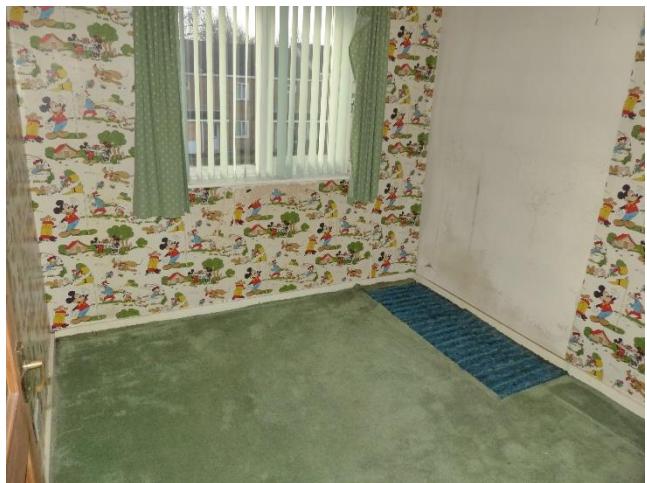
The property is set back from the road behind a front garden with a block paved drive leading to the garage, whilst a porch opens into the lounge with a bay window to the front, feature fireplace and stairs lead off to the first floor. The dining kitchen has a range of units with space for a table and chairs, built in oven and hob, spaces for a washing machine and fridge freezer, door to the side and two windows overlook the rear garden. The ground floor bedroom offers a variety of uses, has a window to the rear and could be used for an elderly relative or a teenagers suite with a wet room off that would benefit from refitting.

Upstairs there are three bedrooms, the master is a good size double with a window to the front, the second bedroom has a window to the rear with some built in wardrobes, whilst the third bedroom is a good size single with a window to the front. The bathroom needs modernisation and has a bath as well as a shower cubicle and a window to the rear.

Outside the large rear garden is mainly lawned with additional space to the side offering excellent potential and viewing of the double glazed and warm air centrally heated home is advised to fully appreciate the amount of scope on offer.



# Property Specification



## 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: 16th February 2021

**THREE / FOUR BEDROOM DETACHED  
SUBSTANTIAL CORNER PLOT  
REQUIRES REFURBISHMENT  
DOUBLE GLAZING & WARM AIR CENTRAL HEATING  
NO UPWARD CHAIN**

## Porch

**Lounge 5.50m (18'1") into bay x 3.30m (10'10")**

**Dining Kitchen 5.65m (18'6") x 2.64m (8'8")**

**Bedroom Four 3.61m (11'10") max x 3.48m (11'5")**

**Wet Room 2.60m (8'7") max x 2.11m (6'11")**

**Bedroom One 4.19m (13'9") x 3.05m (10')**

**Bedroom Two 3.13m (10'3") max x 3.05m (10')**

**Bedroom Three 2.68m (8'10") x 2.55m (8'4")**

**Bathroom 2.64m (8'8") x 1.66m (5'5")**

**Garage 5.13m (16'10") x 2.27m (7'5")**

**Block Paved Drive & Garage**

**Large Rear Garden**

## Viewer's Note:

Services connected: Gas, Electric, Water, Drainage

Council tax band: D

Tenure: Freehold

# 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

