



Cincinnati Drive, Erdington  
Birmingham, B24 0SB

Offers in the Region Of £225,000



# Erdington

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An immaculately presented semi-detached family home occupying a prime position on a desirable modern development within Pype Hayes.

Set behind a block paved driveway internal inspection reveals inviting reception hall, guest W.C, spacious & bright open plan lounge/dining/kitchen with an array of contemporary fitted units & direct access off the lounge to the rear garden.

Stairs lead from the reception hall to the first floor landing where there are three generous sized double bedrooms & a contemporary family bathroom.

Private enclosed south facing garden to the rear of the property providing a tranquil space for alfresco entertaining.

Driveway to the fore provides ample off road parking for two vehicles.

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

Internal viewing is highly encouraged & the property offers an excellent opportunity for a first time purchase.





## Property Specification

DESIRABLE CONTEMPORARY DEVELOPMENT  
IDEAL FIRST TIME PURCHASE  
EXCELLENT LOCAL SCHOOLS, AMENITIES & TRANSPORT  
LINKS  
ENCLOSED SOUTH FACING GARDEN  
THREE DOUBLE BEDROOMS

Reception Hall 4.07m (13'4") x 2.03m (6'8")

WC 2.01m (6'7") x 0.85m (2'9")

Lounge/Dining/Kitchen 8.87m (29'1") x 2.47m (8'1")

Bedroom 1 4.68m (15'4") x 2.55m (8'4")

Bedroom 2 4.16m (13'8") x 2.41m (7'11")

Bedroom 3 3.46m (11'4") x 1.97m (6'6")

Bathroom 2.11m (6'11") x 1.68m (5'6")

Landing 3.60m (11'10") max x 2.03m (6'8")

### 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: 18th February 2021

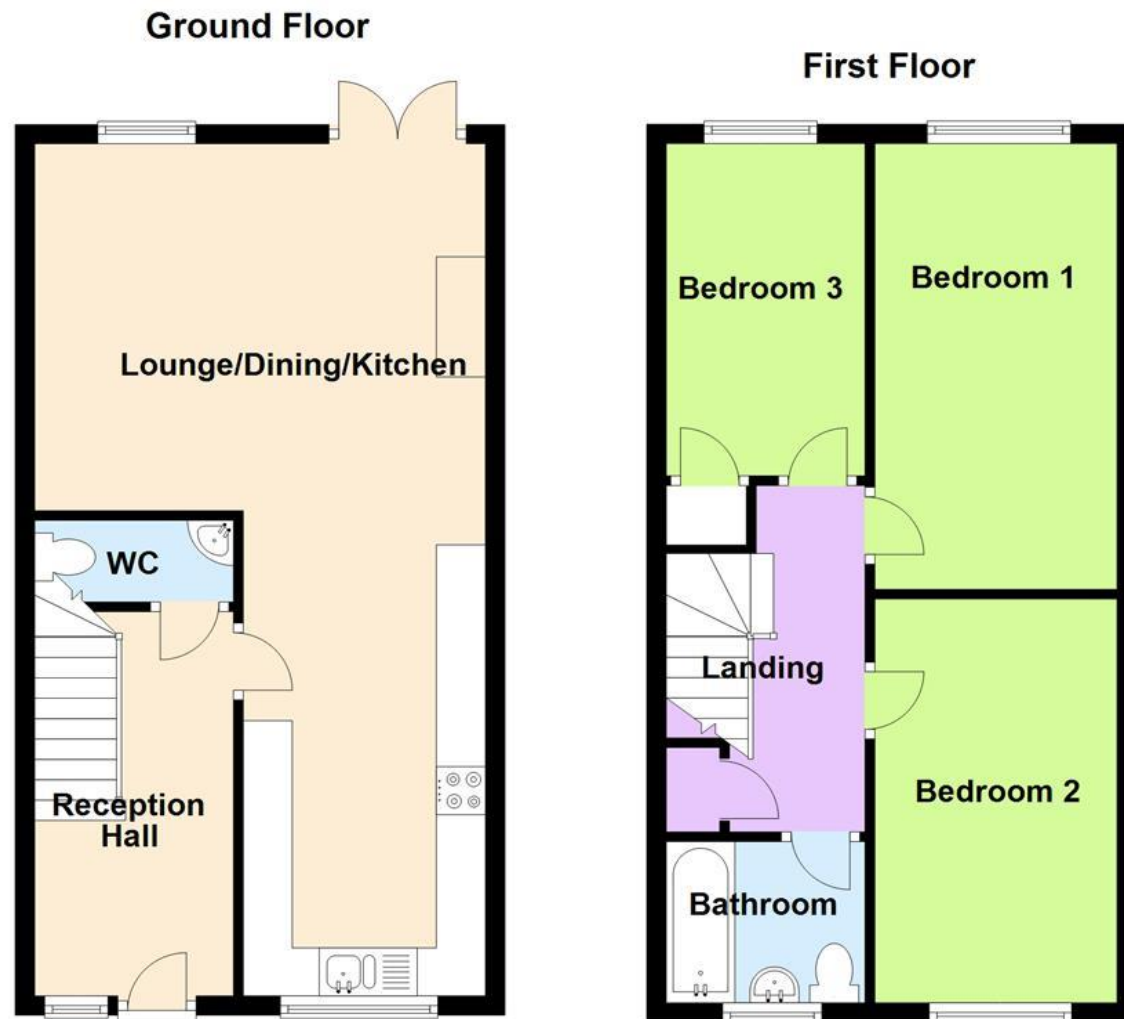
### Viewer's Note:

Services connected: Gas, Electric, Water & Drainage  
Council tax band: C  
Tenure: Freehold



# 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		96   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

