



Bleak Hill Road, Erdington
Birmingham, B23 7BS

Offers in the Region Of £245,000

Erdington

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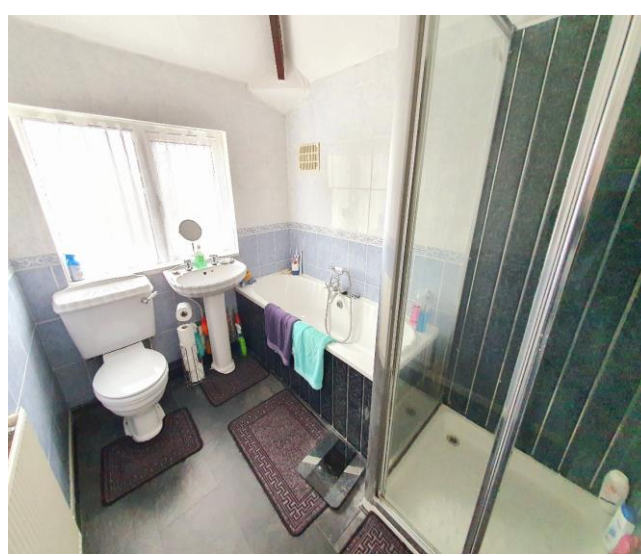
OFFERED FOR SALE and conveniently situated for local schooling, arterial transport routes and offering the solidity of a traditional 1930's built property, this semi detached family home is a must for viewing.

Benefiting from many years of loving maintenance this delightful family home also offers an expansive rear garden having patio and lawned area ideal for family entertainment.

The property briefly comprises; porch with entrance hallway, separate lounge and dining room with excellent views over the rear gardens, a fitted kitchen, three good size bedrooms, bathroom and low maintenance fore-garden offering ample off road parking.

Viewing is highly recommended and by appointment via Paul Carr Erdington Office.





Property Specification

**THIS TRADITIONAL SEMI DETACHED
FAMILY HOME
BRIEFLY COMPRISES;**

Porch

Hallway

Reception Room
3.60m (11'10") x 3.50m (11'6") max

Reception Room
3.96m (13') x 3.35m (11')

Kitchen
2.65m (8'8") x 2.05m (6'9")

Landing

Bedroom 1
3.94m (12'11") x 2.98m (9'9")

Bedroom 2
3.52m (11'7") x 3.09m (10'2")

Bedroom 3
3.00m (9'10") x 2.31m (7'7")

Bathroom
2.63m (8'7") x 2.03m (6'8")

Agent's Note:

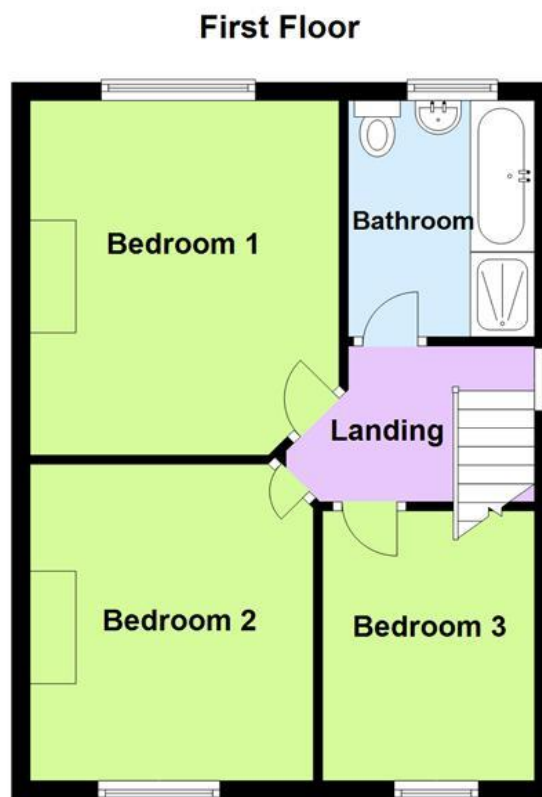
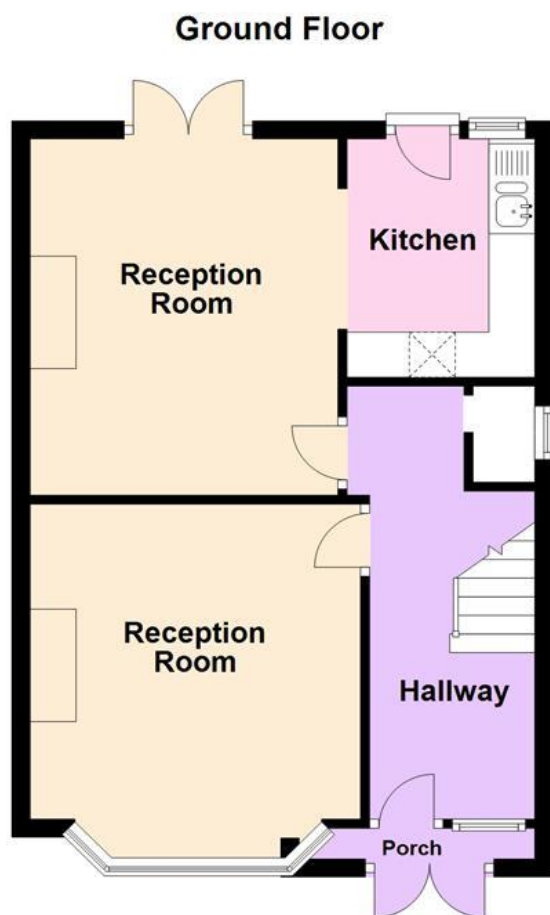
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 2nd November 2022

Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band: B
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		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

