



**Beverley Croft, Erdington  
Birmingham, B23 7NT**

**Offers in the Region Of £200,000**



# Erdington

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Offering tremendous potential for re-interpretation but having been lovingly maintained this semi detached home is located in a much sought after residential location and offers a contemporary layout with Southerly views to the rear.

Offering access to a range of local amenities with transport connections by road and rail to major employment hubs and with the convenience of local schooling this delightful home is a must for a growing family.

The property briefly comprises; driveway parking with garage off, an entrance hallway, bright Southerly facing lounge, fitted dining kitchen and three good size bedrooms to the first floor together with bathroom and separate W.C.

Viewing is strictly by appointment via Paul Carr Erdington office - book now to avoid disappointment !







## Property Specification

AVAILABLE WITH NO UPWARD CHAIN AND  
PRESENTING A GREAT OPPORTUNITY FOR  
RE-INTERPRETATION  
THE PROPERTY BRIEFLY COMPRISES;

### Hall

Kitchen 4.24m (13'11") x 2.41m (7'11")

Living Room 4.90m (16'1") x 3.15m (10'4")

### Landing

Bedroom 1 4.95m (16'3") x 3.20m (10'6")  
plus 1.29m (4'3") x 1.29m (4'3")

Bedroom 2 3.51m (11'6") x 2.87m (9'5")

Bedroom 3 4.24m (13'11") max x 1.93m (6'4")  
plus 0.62m (2') x 0.62m (2')

Bathroom 1.73m (5'8") x 1.70m (5'7")

### WC

Garage 5.46m (17'11") x 2.39m (7'10")

### Agent's Note:

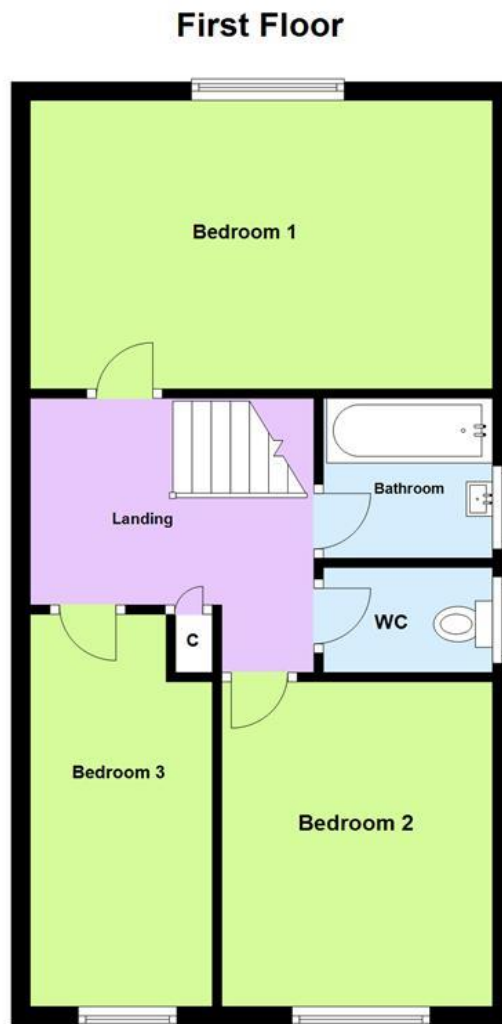
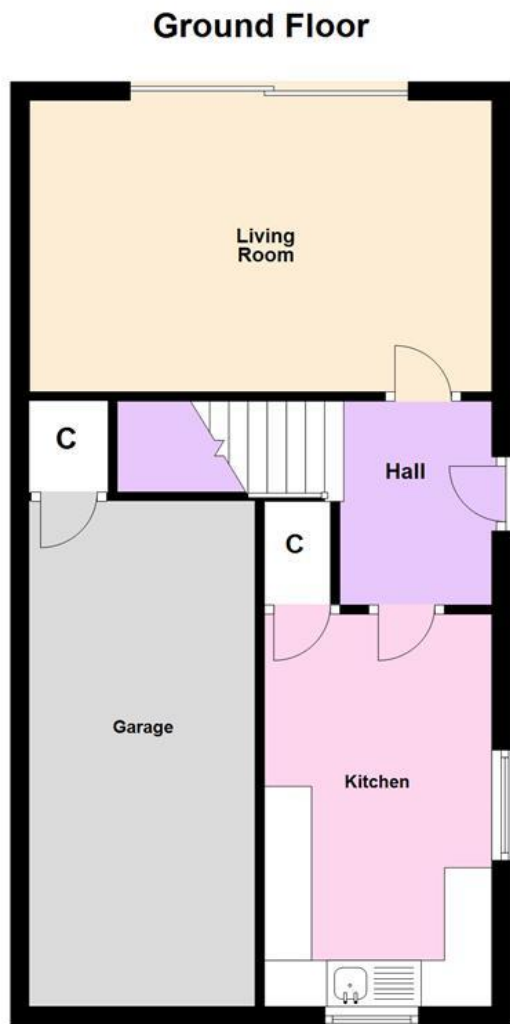
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 20th September 2023

### Viewer's Note:

Services connected: Gas, electric, water and drainage  
(services not tested)  
Tenure: Freehold  
Council tax band: B

# 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	67 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

