



Orchard Road, Erdington
Birmingham, B24 9JA

Offers in the Region Of £420,000

Erdington

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Exquisitely presented throughout and an opportunity not to be missed this most beautiful contemporary family home offers arterial access to Erdington and Birmingham centres and is within short distance of local schools, additionally it provides access to a range of local amenities to include shops, stores and supermarkets.

This outstanding property boasts entrance via a vestibule and inner hallway offering an exquisitely presented original 'Minton' tiled floor with cellar access off. A front sitting room overlooks the fore garden with to the rear a formal dining room and beyond a most luxuriously appointed open plan breakfast kitchen with a range of kitchen fitments with magnificent dual aspect and access to the most magnificent rear gardens.

To the first floor are three excellent bedrooms and a beautifully appointed family bathroom featuring a fitted white suite. The second floor elevation further offers a spacious double bedroom suite with elevated views.

To the rear are thoughtfully presented family friendly gardens which comprise patio seating areas and lawned garden sections, brick built out houses, all of which are complimented by a range of herbaceous borders - a sheer delight to view. To the frontage is off road parking.

This home is bound to attract interest and viewing is strictly by appointment and via Paul Carr Erdington is highly recommended for proceedable purchasers only.





Property Specification

THIS OUTSTANDING EXTENDED FAMILY HOME WITH MANY ATTRACTIVE FEATURES BRIEFLY COMPRISES;

Entrance Hall

Reception Room 4.25m (13'11") x 4.03m (13'3")

Dining Room 4.00m (13'1") x 3.72m (12'2")

Kitchen 4.69m (15'5") x 2.70m (8'10")

Breakfast Area 2.44m (8') x 2.43m (8')

First Floor Landing

Bedroom 1 6.09m (20') x 4.02m (13'2")
plus 1.23m (4') x 1.23m (4')

Bedroom 2 4.29m (14'1") x 4.03m (13'3")

Bedroom 3 3.39m (11'1") x 2.84m (9'4")

Bathroom 1.87m (6'2") x 1.81m (5'11")
plus 1.23m (4') x 1.23m (4')

Second Floor Landing

Bedroom 4 5.21m (17'1") x 3.75m (12'4")

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: 26th October 2023

Viewer's Note:

Services connected: Gas, electric, water and 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

