



Court Lane, Erdington  
Birmingham, B23 5JS

**Offers in the Region Of £280,000**



# Erdington

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Superbly located close to the borders of Erdington and Sutton Coldfield within close proximity of many local amenities including shops, schools, park and transport links, this well presented extended traditional style semi-detached property must be viewed to be fully appreciated.

Accessed via a welcoming hall with under stairs storage, the ground floor accommodation includes a through lounge dining room, extended fitted kitchen and pleasant conservatory.

To the first floor there are three bedrooms and a modern style re-fitted shower room.

Outside the property sits behind a fore-garden and driveway offering off road parking with a secure side gate leading to a generous mature garden and patio.

An early internal inspection is highly recommended to avoid disappointment.







## Property Specification

**THIS SUPERBLY LOCATED TRADITIONAL  
STYLE EXTENDED SEMI-DETACHED  
BRIEFLY COMPRISES;**

**Hall**

**Lounge 3.96m (13') x 3.05m (10')**

**Dining Room 3.96m (13') max x 3.05m (10')**

**Kitchen 4.48m (14'8") x 1.96m (6'5") max**

**Conservatory**

**Landing**

**Bedroom 1 3.96m (13') max x 3.05m (10')**

**Bedroom 2 4.09m (13'5") x 3.05m (10')**

**Bedroom 3 1.98m (6'6") x 1.70m (5'7")**

**Shower Room**

### 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: 1st October 2025

**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

### Viewer's Note:

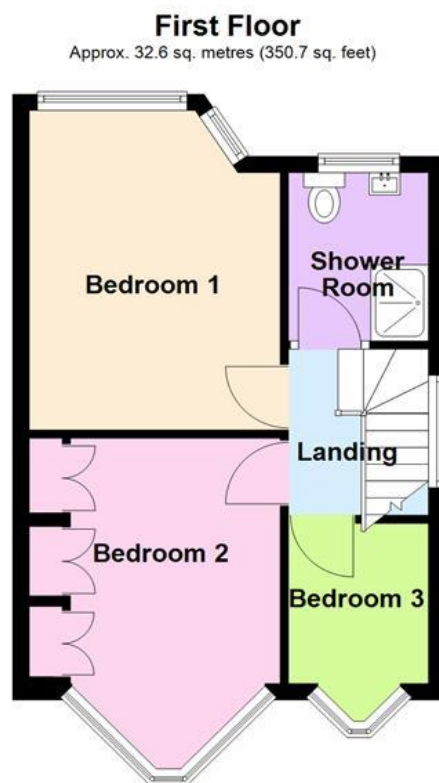
Services connected: Gas, electric, water and drainage

Council tax band: C

Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Total area: approx. 77.3 sq. metres (831.8 sq. feet)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

