



Knightwick Crescent, Erdington
Birmingham, B23 7BX

Offers in the Region Of £256,000

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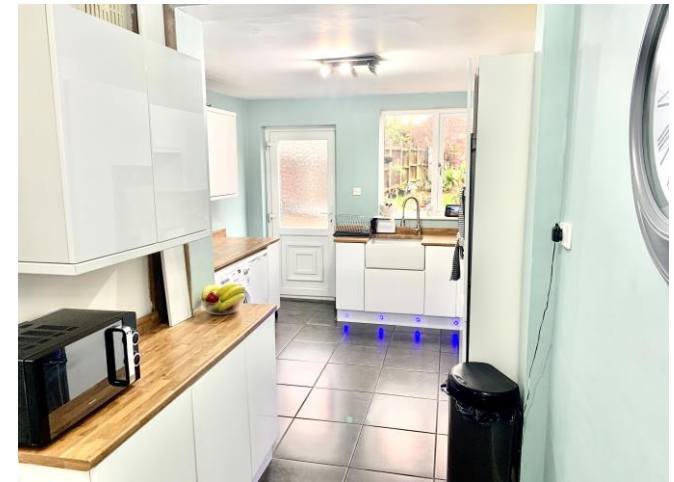
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Conveniently situated for local schooling, arterial transport routes and offering the solidity of a traditional 1930/50's built property, this extended semi detached family home is a must for viewing.

Benefiting from many years of loving maintenance this delightful family home also offers an expansive rear garden having patio and lawned areas beneficially having rear access and games room/bar.

The property briefly comprises; porch with entrance hallway, open plan lounge, dining room and conservatory with excellent views over the rear gardens, an extended fitted kitchen, three good size bedrooms, family bathroom and delightful fore-garden.

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





Property Specification

THIS EXTENDED TRADITIONAL SEMI DETACHED FAMILY HOME BRIEFLY COMPRISES;

Porch

Hallway/Guest w.c.

Dining Room 3.33m (10'11") x 3.03m (9'11") max

Reception Room 3.46m (11'4") x 3.35m (11')

Conservatory 5.08m (16'8") x 2.75m (9')

Kitchen 5.67m (18'7") x 3.04m (10') max

Landing

Bedroom 1 3.48m (11'5") max x 3.35m (11')

Bedroom 2 3.32m (10'11") x 1.97m (6'6") max

Bedroom 3 1.98m (6'6") x 1.81m (5'11")

Bathroom 2.42m (7'11") x 1.88m (6'2")

Loft space 3.80m (12'6") x 3.21m (10'6")

Bar/Games Room 5.53m (18'2") x 5.34m (17'6")

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 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		
69-80	C		74 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Map Location

