



Barnet Road, Erdington  
Birmingham, B23 6JJ

**Offers in the Region Of £215,000**



# Erdington

Offers in the Region Of £215,000

3  1  1 

Conveniently, located for a range of local amenities and arterial transport links, this beautiful family home is exquisitely presented and offers ample family living space incorporating bright, contemporary and spacious kitchen/dining area with separate lounge to the frontage

This home is bound to impress and offers the highest standard of decor throughout with beautifully dressed rooms and luxury extended bathroom to the ground floor.

The property further offers a lawned south facing rear garden with entertainment/patio area.

To the first floor are three good size bedrooms.

Viewing is highly advised and via selling agents Paul Carr Erdington for proceedable purchasers only.







## Property Specification

THIS OUTSTANDING FAMILY HOME  
PRESENTED TO THE HIGHEST ORDER  
THROUGHOUT  
BRIEFLY COMPRISES;

Entrance Hall

Lounge 4.24m (13'11") x 3.84m (12'7")

Kitchen/Diner 4.63m (15'2") x 2.90m (9'6")

Lobby

Bathroom

Landing

Bedroom 1

17' 2" x 10' 9" (5.23m x 3.28m)

Bedroom 2 3.93m (12'11") x 2.85m (9'4")

Bedroom 3 2.90m (9'6") x 2.23m (7'4")

### 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: 16th February 2024

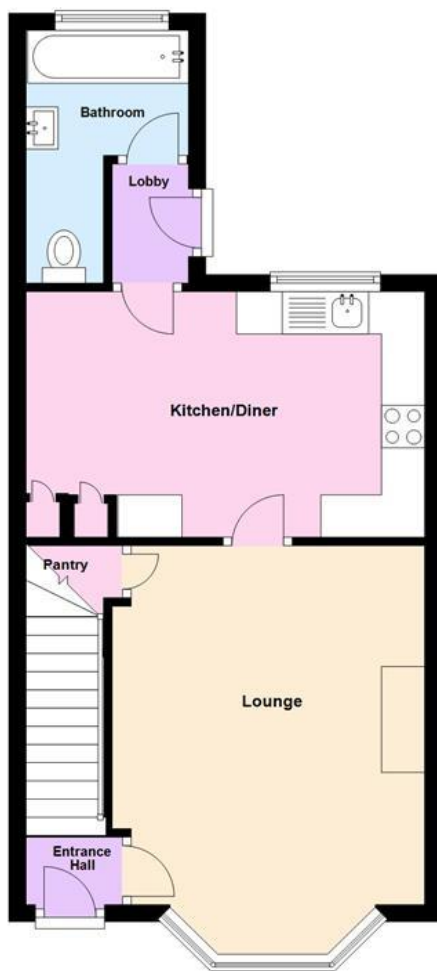
### Viewer's Note:

Services connected: Gas, electric, water and drainage  
Council tax band: A  
Tenure: Freehold

# Floor Plan

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

## Ground Floor



## First Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

