



Church Lane, Aston
Birmingham, B6 5UG

Offers in the Region Of £205,000

Aston

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Presented to a high order with a beautiful contemporary finish this three bedroom family home is ideally located within easy access of Birmingham and benefits from a range of local amenities to include shops, stores, supermarkets and has access by both road and rail to the city centre. Internal viewing is essential to appreciate the current standard of presentation.

The property briefly comprises a low maintenance dressed fore garden. Access is via a porch into the entrance hallway with guest cloakroom/W.C off, leading to a most beautifully appointed kitchen/diner with a range of fitted base and wall units. The the rear is a delightful open plan lounge which in turn leads into a South facing low maintenance rear garden.

To the first floor are three good size beautifully appointed bedrooms and a white fitted bathroom with shower.

To the outside rear the garden benefits from a patio/garden seating area, lawned section and herbaceous borders.

Bound to please, viewings are highly recommended via selling agents Paul Carr Erdington.





Property Specification

THIS MOST CONTEMPORARY FAMILY HOME IN CUL-DE-SAC LOCATION BRIEFLY COMPRISES;

Entrance Hall

WC

Kitchen 4.68m (15'4") x 2.94m (9'8")

Lounge 4.85m (15'11") x 3.00m (9'10")

Storage

Landing

Bathroom 2.69m (8'10") x 1.84m (6')

Bedroom 1 3.78m (12'5") x 2.97m (9'9")

Bedroom 2 3.00m (9'10") x 2.14m (7')

Bedroom 3 2.18m (7'2") x 2.00m (6'7")

Agent's Note:

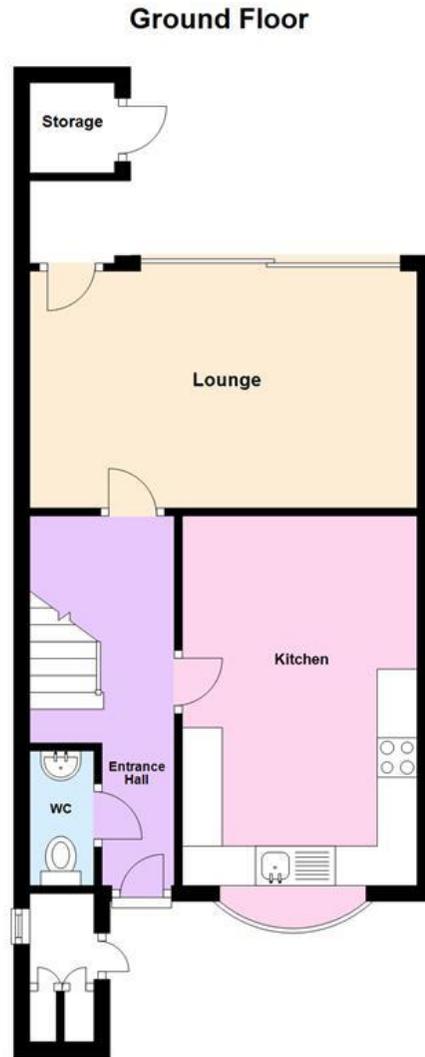
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 19th May 2023

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

