



George Road, Erdington
Birmingham, B23 7SD

Offers in the Region Of £225,000

Erdington

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Offered for sale this Edwardian/Victorian larger four bedroom home is delightfully configured to offer a contemporary twist on a both characterful and expansive family home that is bound to delight any prospective purchaser.

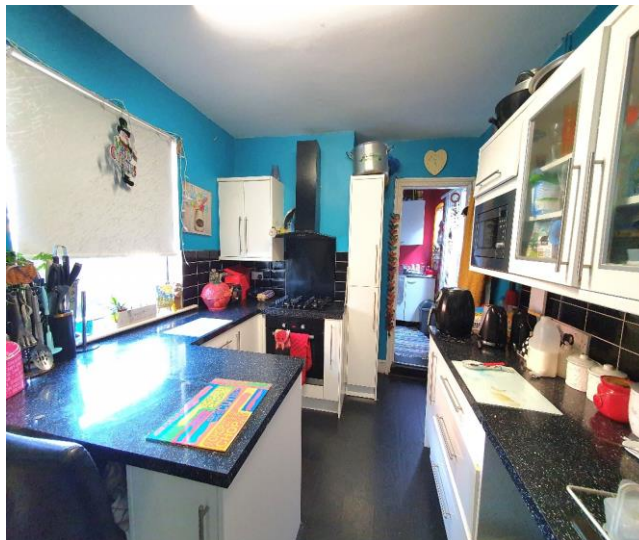
The property briefly comprises; lawned frontage with side door giving access into the entrance hallway with a 'Minton' tiled original floor. Leading off the hallway is the front facing sitting room with then, to the rear, a formal dining room or sitting room. To the rear of the hallway is a spacious and delightful breakfast kitchen featuring a range of matching base and wall units with utility area beyond and beyond that a fitted bathroom with full suite off. A doorway leads off the rear patio and gardens beyond.

To the first floor are three bedrooms and a further and second bathroom. To the second floor is a master bedroom.

The gardens have an Easterly view.

Viewings strictly by appointment and via Paul Carr Erdington for PROCEEDABLE PURCHASERS ONLY





Property Specification

**THIS PERIOD FAMILY HOME
DEMANDING INTERNAL INSPECTION
BRIEFLY COMPRISES;**

Hall

Lounge 5.46m (17'11") x 3.63m (11'11")

Dining Room 3.95m (13') x 3.32m (10'11")

Kitchen 3.60m (11'10") x 2.75m (9')

Utility 2.75m (9') x 1.95m (6'5")

Bathroom 2.75m (9') x 2.38m (7'10")

Cellar 0.86m (2'10") x 0.82m (2'8")

Landing

Bedroom 1 3.39m (11'1") x 1.80m (5'11")

Bedroom 2 5.45m (17'11") x 3.65m (12')

Bedroom 3 3.95m (13') x 3.30m (10'10")

Shower Room 2.74m (9') x 1.90m (6'3")

Attic Room 5.11m (16'9") x 4.88m (16')

Garage to rear - off Neville Road

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: 8th February 2023

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 | | 69 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 33 F | |
| 1-20 | G | | |

Map Location

