



Chartley Road, Erdington  
Birmingham, B23 7PU

**Auction Guide Price £290,000**



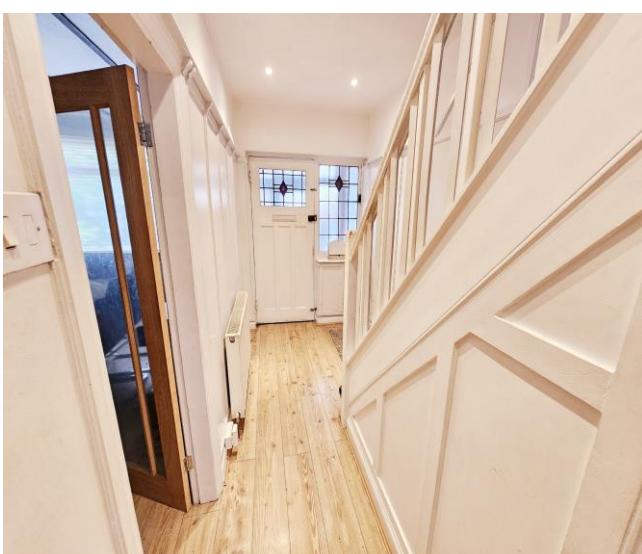
An exceptionally rare opportunity to acquire an outstanding extended character family home. Providing spacious ground, first and second floor accommodation with outstanding extended kitchen, expansive driveway and utility/store (former garage), this is bound to be an extremely sought after property, being located in a well regarded and convenient location.

The property briefly comprises a dressed fore garden and driveway with an entrance porch giving access to the internal hallway with staircase to first floor elevation. The internal arrangements currently provide a front facing formal dining room, rear sitting room/lounge, delightfully fitted and extended rear kitchen, guest w.c., utility/store room, five good size bedrooms, four to the first floor and fifth being a loft suite. A family bathroom with full suite and separate shower room are at first floor level.

Outside there is a beautifully presented lawned rear garden with patio area, in addition to frontage there is driveway parking for two cars.

Viewings are strictly by appointment through the selling agents Paul Carr Erdington.





### 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: 14th July 2023

## Property Specification

THIS OUTSTANDING SEMI-DETACHED FAMILY HOME  
CONSIDERABLY EXTENDED OVER THREE FLOORS  
BRIEFLY COMPRISSES;

### Porch

### Entrance Hall

**Reception Room 3.35m (11') max x 3.23m (10'7")**

**Reception Room 5.60m (18'4") x 3.31m (10'10") max**

**Store (part of garage) 2.46m (8'1") x 2.08m (6'10")**

### Utility (part of garage)

**Kitchen 4.03m (13'2") x 2.55m (8'4")**

### First Floor Landing

**Bedroom 2.80m (9'2") x 2.00m (6'7")**

**Shower Room 2.14m (7') x 1.20m (3'11")**

**Bathroom 2.25m (7'5") x 1.86m (6'1")**

**Bedroom 4.88m (16') max x 3.28m (10'9")**

**Bedroom 3.37m (11'1") x 3.28m (10'9")**

**Bedroom 2.14m (7') x 1.76m (5'9")**

### Second Floor Landing

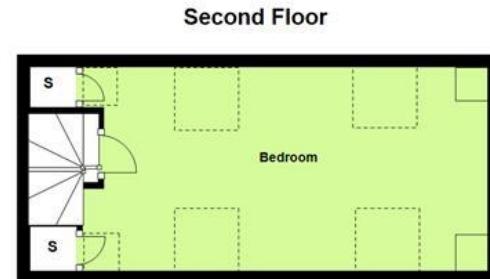
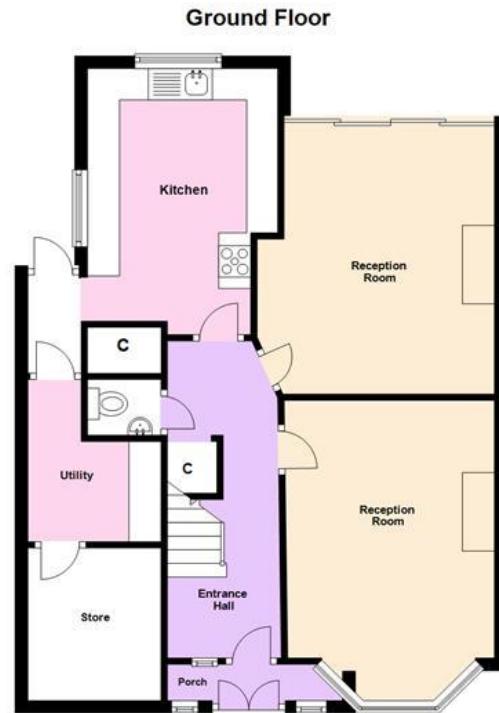
**Bedroom 6.33m (20'9") x 3.75m (12'4")  
plus 0.01m (0'1") x 0.01m (0'1")**

### Viewer's Note:

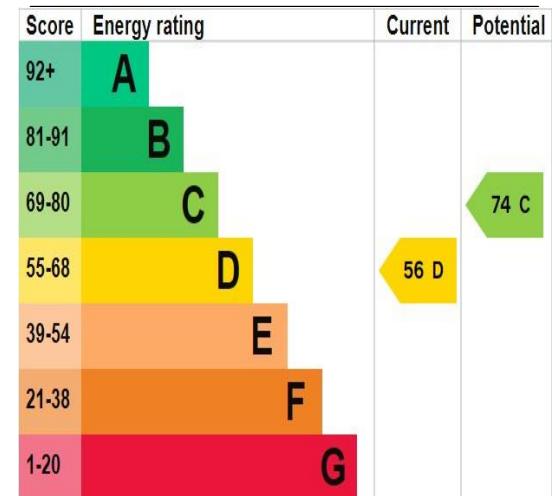
Services connected: Gas, electric, water and drainage  
Council tax band: B  
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating



## Map Location

