



Gravelly Lane, Erdington
Birmingham, B23 5SN

Offers in Excess of £209,950

Erdington

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Delightfully situated on the Erdington & Boldmere border and therefore having the benefit of immediate access to a vast range of local shops, stores and supermarkets as well as arterial transport routes by both road and rail to Birmingham, this beautifully presented home demands early viewing.

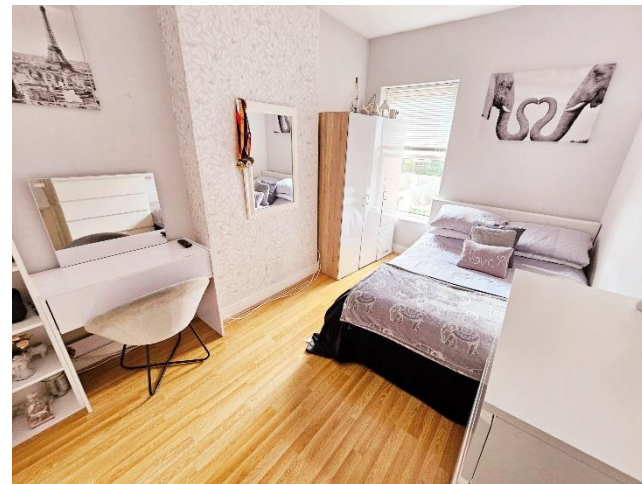
Having a fore garden giving entry into a stylish dining room with delightful cotemporary sitting room/lounge to the rear, the property further benefits from a stylish fitted kitchen with a range of matching base and wall units with working surfaces thereto. A rear lobby leads off to the ground bathroom with a re-fitted cotemporary shower suite.

To the first floor are three good size double bedrooms all presented to the highest order.

To the rear are large Easterly gardens having patio seating areas, herbaceous borders, ideal as a good size family garden.

Viewing is strictly by appointment via Paul Carr Erdington.





Property Specification

**THIS STYLISH AND CHARACTERFUL
THREE BEDROOM FAMILY HOME
BRIEFLY COMPRISES;**

Reception Room 3.50m (11'6") x 3.47m (11'5") max

Reception Room 3.74m (12'3") x 3.50m (11'6")

Kitchen 3.22m (10'7") x 2.00m (6'7")

Lobby

Shower Room 1.99m (6'6") x 1.67m (5'6")

Landing

Bedroom 1 3.50m (11'6") x 3.45m (11'4")

Bedroom 2 3.75m (12'4") x 2.65m (8'8")

Bedroom 3 3.98m (13'1") x 1.97m (6'6")

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: 10th September 2024

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

Map Location

