



Croydon Road, Erdington
Birmingham, B24 8JL

£180,000

Erdington

£180,000

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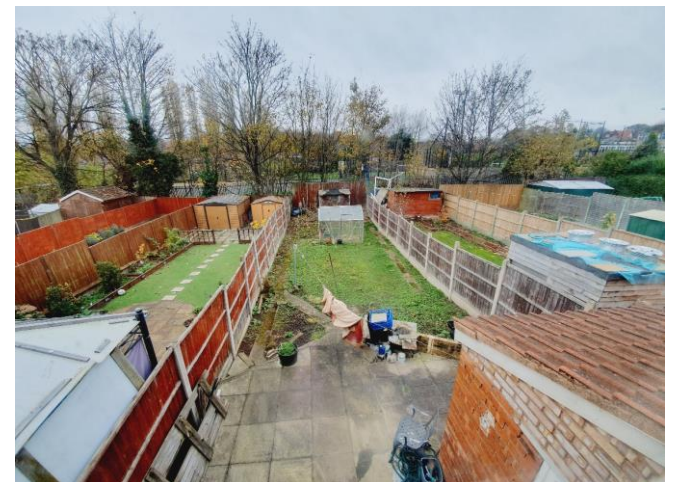
Offering excellent arterial transport routes this immaculately presented semi-detached property is located in a most desirable position. The area in particular is popular with families having excellent schooling within 100 metres being therefore an ideal location for a family home.

The property briefly comprises; entrance porch with hallway with front facing lounge and rear dining/family room. Leading off to the rear is a extended fitted kitchen with modern contemporary fittings, offering ample working surfaces and a range of matching base and wall units.

To the first floor landing there are three well proportioned bedrooms and a family bathroom with corner bath having shower over, wash basin and low flush W.C.

To the outside rear is a simply magnificent Westerly facing garden with patio area and established herbaceous borders.

Viewing is highly recommended to appreciate the quality of home on offer and is strictly by appointment via Paul Carr Erdington for proceedable purchasers only.





Property Specification

**THIS WELL PRESENTED THREE
BEDROOM FAMILY HOME
BRIEFLY COMPRISES;**

Porch

Hall

Reception

4.32m (14'2") x 4.21m (13'10")

Reception

6.24m (20'5") x 3.00m (9'10")

Kitchen

3.89m (12'9") x 2.44m (8') max

Bedroom

1 3.66m (12') x 3.54m (11'7")
plus 0.67m (2'3") x 0.67m (2'3")

Bedroom 2

4.25m (13'11") x 2.95m (9'8")

Bedroom 3

3.64m (11'11") max x 2.24m (7'4")

Bathroom

2.19m (7'2") x 2.00m (6'7")

Agent's Note:

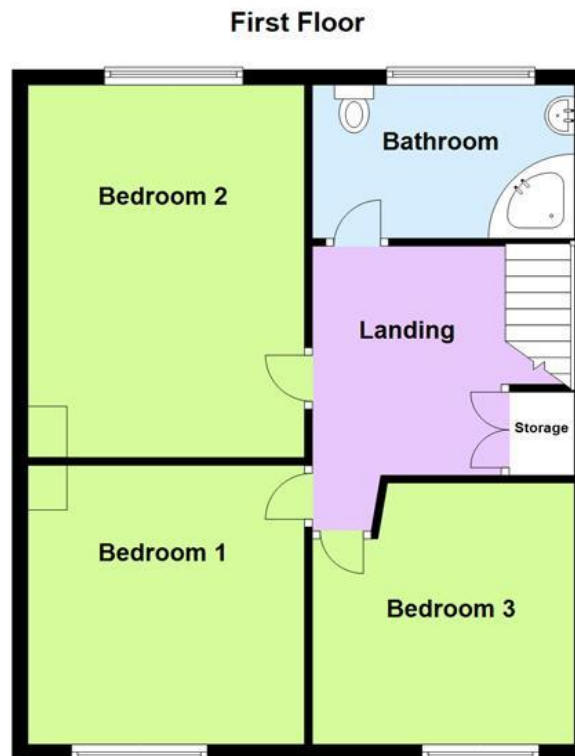
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 18th November 2021

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

**New
Instruction
Awaiting
E.P.C.**

Map Location

