



Grange Road, Erdington
Birmingham, B24 0ES

Offers in the Region Of £385,000

Erdington

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Offering a wonderful opportunity in one of the most sought after locations on the Erdington/Sutton Coldfield border, this delightfully presented extended three/four bedroom family home is an absolute must for viewing.

Being ideally positioned for local schooling, road and rail links to Birmingham city centre and offering open views to both the front and rear elevations, with a beautiful bright South facing rear aspect, this property will delight all potential purchasers.

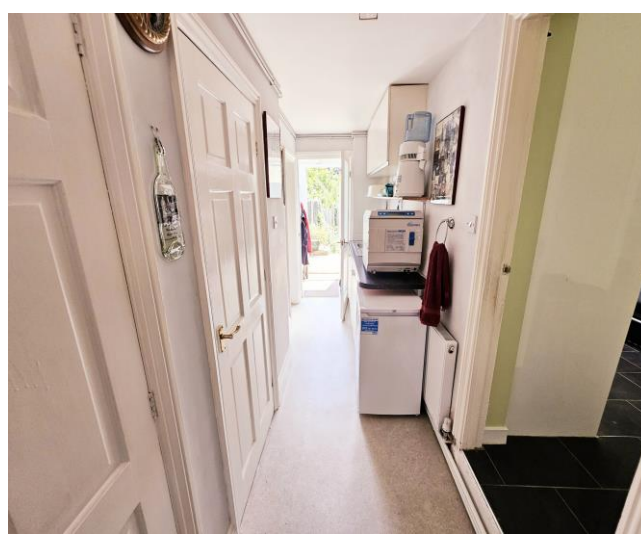
The property briefly comprises; fore garden with driveway providing ample parking, an entrance hallway leads off giving access to two outstanding and spacious reception rooms with formal dining room to the frontal elevation and extended family lounge with views over Southerly facing rear gardens. To the rear of the entrance hallway is an extended and beautifully refitted breakfast kitchen with internal doors through to the family lounge and a separate veranda/utility with guest W.C. and shower room. Leading off the utility is an internal door through into a garage conversion to now offer a spacious study or optional ground floor fourth bedroom.

To the first floor are three spacious and beautifully presented bedrooms, a gorgeous re-fitted family bathroom with full suite having bath and separate shower cubicle.

To the outside rear is a magnificent Southerly facing garden extending to offer a patio entertainment area ideal for 'al-fresco dining' with beyond an extensive lawned garden.

Viewing is strictly by appointment via Paul Carr Erdington and for proceedable purchasers only.





Property Specification

THIS EXTENDED FAMILY HOME
IN A SOUGHT AFTER LOCATION
BRIEFLY COMPRISES;

Porch

Hall

Dining Room 3.64m (11'11") x 3.45m (11'4")

Lounge 6.40m (21') x 3.24m (10'8")

Kitchen 4.42m (14'6") x 2.11m (6'11")

Study 4.89m (16'1") x 2.34m (7'8")

Guest w.c.

Shower Room

Utility 2.34m (7'8") x 1.27m (4'2")

Landing

Bedroom 1 3.48m (11'5") x 3.38m (11'1")
plus 1.39m (4'7") x 1.39m (4'7")

Bedroom 3 2.45m (8') x 2.42m (7'11")
plus 1.39m (4'7") x 1.39m (4'7")

Bedroom 2 3.79m (12'5") x 3.65m (12')

Bathroom

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: 22nd July 2024

Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band: D
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		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

