



Chipstead Road, Erdington
Birmingham, B23 5EY

£200,000

Erdington

£200,000



Outstanding is definitely a word that would apply to this incredible family home!

Exquisitely redressed and presented to offer an open plan family living space/dining room with a luxury fitted kitchen off and then a separate lounge to the frontage, this home offers it all.

Offering the highest standard of décor throughout with beautifully dressed rooms and luxury bathroom to the first floor, the property further offers a magnificently presented rear garden and off road parking to the frontage.

To the first floor are three double bedrooms all recently refurbished - a truly magnificent home - book now to avoid disappointment.

Viewing is highly advised and via selling agents Paul Carr Erdington





Property Specification

THIS OUTSTANDINGLY PRESENTED AND EXTENDED CONTEMPORARY FAMILY HOME BRIEFLY COMPRISES;

Hallway

Lounge
4.22m (13'10") x 3.66m (12')

Kitchen
5.28m (17'4") x 2.59m (8'6")

Family Room
3.89m (12'9") x 2.97m (9'9")

Landing

Master Bedroom
3.89m (12'9") x 3.05m (10')

Bedroom 2
3.89m (12'9") x 2.97m (9'9")

Bedroom 3
3.20m (10'6") x 1.68m (5'6")

Bathroom

Agent's Note:

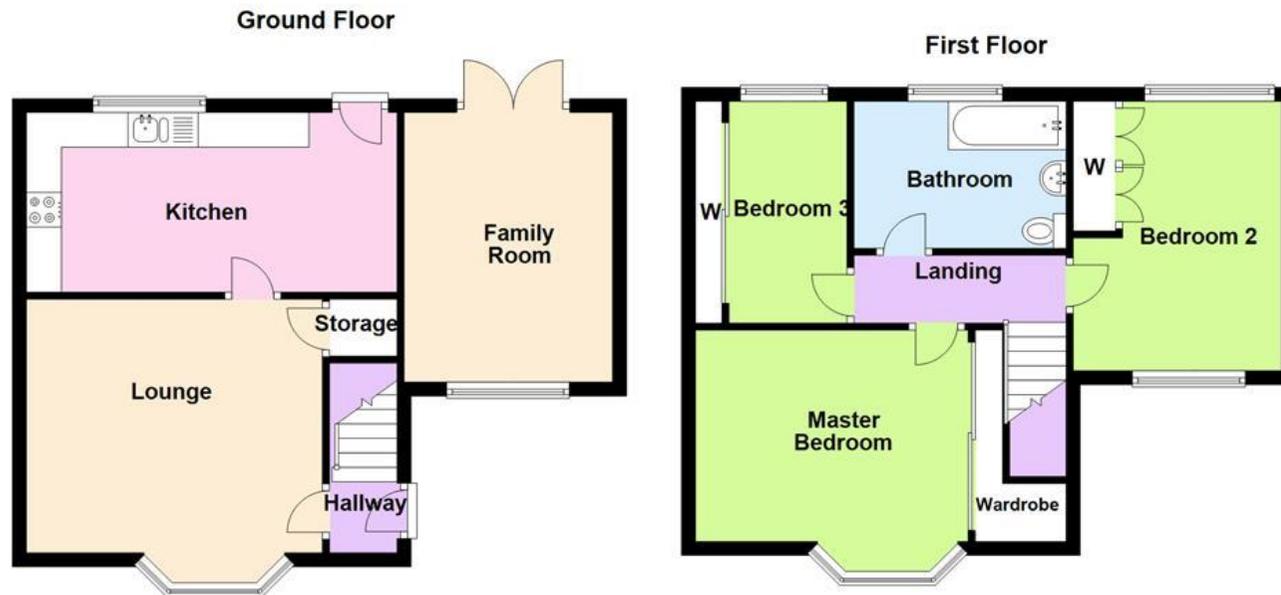
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 9th April 2021

Viewer's Note:

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

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

