



Turfpits Lane, Erdington
Birmingham, B23 5DS

Offers in the Region Of £249,995

Erdington

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Paul Carr Erdington are delighted to offer for sale this most beautifully appointed and most successfully renovated three bedroom family home situated on the Erdington border and therefore in a most desired residential location. **THE HOME ON OFFER IS AVAILABLE WITH NO UPWARD CHAIN.**

The property on offers a range of local amenities, from convenience shopping to schools and public transport routes by road and rail to Birmingham City Centre.

The property benefits from a thoughtful re-working to provide a most stunning contemporary open plan kitchen and family room with a range of fitted matching kitchen units with integrated appliances thereto and offers views over rear gardens, having French doors opening on to the Easterly facing gardens. A utility area leads off with external access front to rear to the right hand elevation.

The property briefly comprises an impressive entrance hallway and has access to a family lounge with views to the front gardens. To the rear elevation is a separate, outstandingly successful and contemporary, extended kitchen/family room with ample storage.

To the first floor are three good size bedrooms and a family bathroom with full suite, to include panel bath and shower.

The property is completed by rear gardens offering a patio area, providing exceptional entertaining space, a sculptured lawn, various herbaceous borders to all sides - ideal al-fresco entertainment space.

To the frontage is a lawned fore garden - in all a most accomplished property. Viewing is strictly by appointment via Paul Carr Erdington office for proceedable purchasers only.

New Magnet Kitchen	New UPVC Windows and External Doors	New Electrical Installation	New Central Heating System
Includes Oven / Cooker Appliance with 2-years Manufacturer Warranty			Worcester Bosch Boiler with 5-years Manufacturer Warranty
New Wolseley Bathroom with CTD Tiles	New Flooring and Carpets	New Magnet Internal Doors	
Includes 10-years Manufacturer Installation Warranty			



Refurbishment @
117 Turfpiots Lane,
Erdington, B23 5DS





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: 26th July 2023

Property Specification

THIS OUTSTANDING BEAUTIFULLY APPOINTED AND RENOVATED THREE BEDROOM FAMILY HOME WITH NEW CENTRAL HEATING, NEW DOUBLE GLAZING, NEW KITCHEN AND BATHROOM AND REDECORATED TO HIGH STANDARD THROUGHOUT BRIEFLY COMPRISSES;

Hall

Reception Room 3.74m (12'3") x 3.42m (11'3")

Kitchen 5.27m (17'3") x 2.00m (6'7")

Utility/Veranda 4.90m (16'1") x 1.47m (4'10")

Landing

Bedroom 1 3.73m (12'3") x 3.35m (11')

Bedroom 2 3.73m (12'3") x 3.42m (11'3")

Bedroom 3 2.39m (7'10") x 1.88m (6'2")

Bathroom 2.22m (7'3") max x 1.93m (6'4")

Viewer's Note:

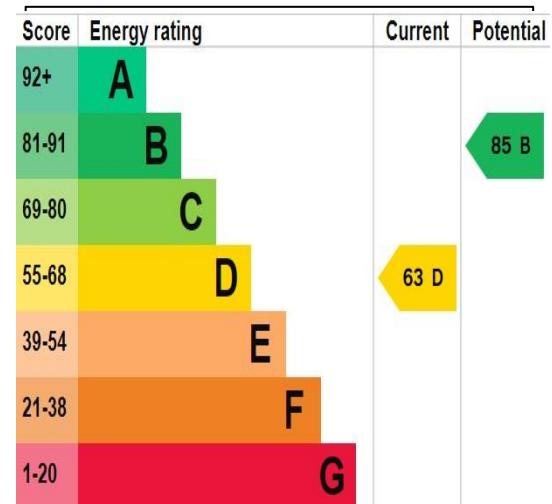
Services connected: Gas, electric, water and drainage
Council tax band: B
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating



Map Location

