



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

Includes Oven / Cooker Appliance With 2-years Manufacturer Warranty

New UPVC Windows and External Doors

Includes 10-years Manufacturer Installation Warranty

New Electrical Installation

Includes 5-year certificate

New Central Heating System

Worcester Bosch Boiler with 5-years Manufacturer Warranty

New Wolseley Bathroom with CTD Tiles

New Flooring and Carpets

New Magnet Internal Doors





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 COMPRISES;

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")

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

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

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

