



Short Heath Road, Erdington  
Birmingham, B23 6LG

Offers in the Region Of £240,000



# Erdington

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Offered for sale with NO CHAIN this beautifully refurbished Edwardian/Victorian three bedroom home is delightfully configured to offer an expansive family home that is bound to delight any prospective purchaser.

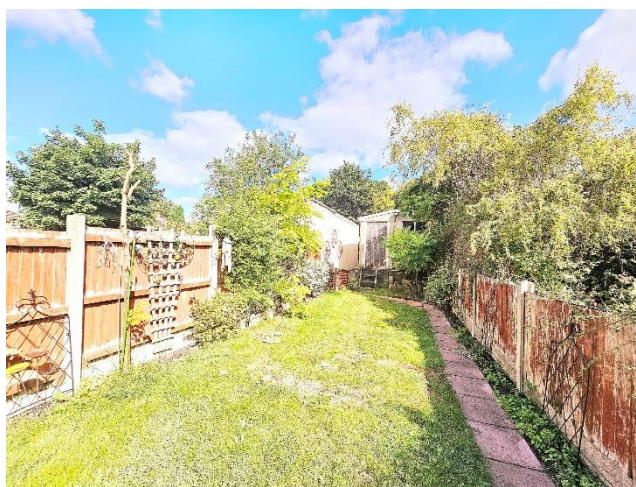
The property briefly comprises; a lawned frontage with then outer door giving access into the vestibule with entrance hallway beyond with a gloriously prepared 'Minton' tiled original floor. Leading off the hallway is an open plan sitting room and dining room. To the rear of the hallway a spacious and delightful fitted breakfast kitchen featuring a range of matching base and wall units with appliances thereto.

To the first floor are three good size bedrooms, the master bedroom with fitted wardrobes, and a large modern fully fitted bathroom with white suite.

To the rear the gardens have both a patio area and lawned formal gardens all with herbaceous border and extending to in excess of 80' with rear right of way access leading to garage/workshop, all ideal for Al-Fresco dining and as a wonderful family entertainment area. Viewings strictly by appointment and via Paul Carr Erdington for PROCEEDABLE PURCHASERS ONLY







## Property Specification

THIS OUTSTANDING PERIOD FAMILY HOME OFFERED FOR SALE WITH NO UPWARD CHAIN BRIEFLY COMPRISES;

Porch

Entrance Hall

Lounge 3.66m (12') x 2.95m (9'8")

Dining Area 3.67m (12') x 3.20m (10'6")

WC

Kitchen 5.42m (17'9") x 2.51m (8'3")

Landing

Bedroom 1 3.82m (12'6") x 3.43m (11'3")  
plus 1.57m (5'2") x 1.57m (5'2")

Bedroom 2 3.76m (12'4") x 3.17m (10'5")

Bathroom

Bedroom 3 3.62m (11'11") x 2.53m (8'4")

### 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: 16th August 2024

### Viewer's Note:

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

# Floor Plan

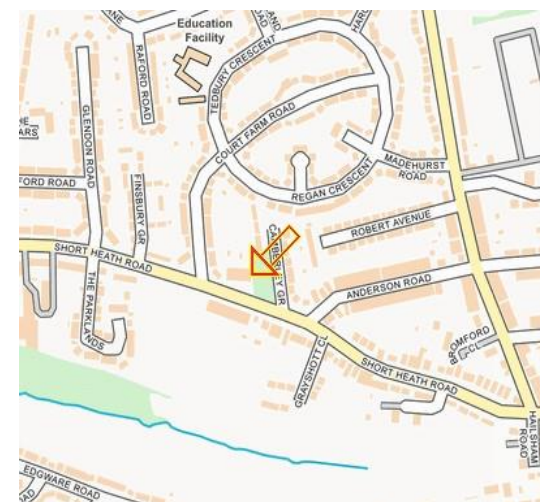
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location



[www.paulcarrestateagents.co.uk](http://www.paulcarrestateagents.co.uk)

[onTheMarket.com](http://onTheMarket.com)

[rightmove.co.uk](http://rightmove.co.uk)  
The UK's number one property website

The Property Ombudsman

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