



Braemar Drive, Erdington
Birmingham, B23 7HW

Offers in the Region Of £255,000

Erdington

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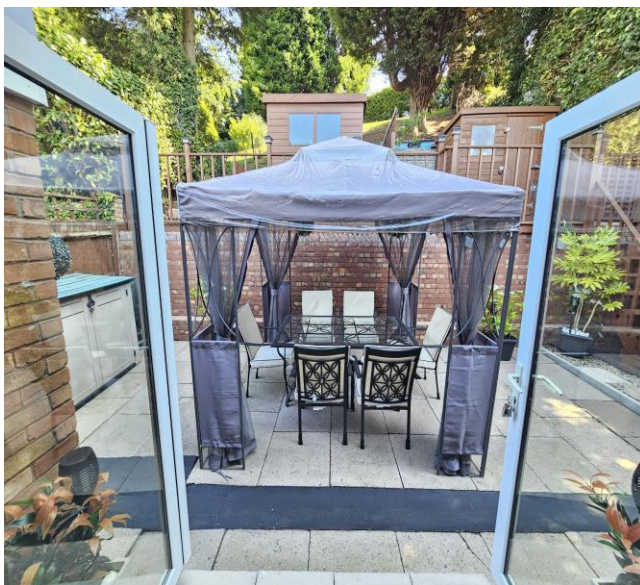
Offered for sale this truly remarkable fully redressed and detached bungalow demands viewing to fully appreciate the sumptuous quality of presentation afforded by the present vendor. Situated in a cul-de-sac location the home on offer is sure to delight any incoming buyers and benefits from having a range of local amenities to include schools, shops and public transport routes. The property briefly comprises; off road parking to the frontage to tarmacadam driveway, an immaculately presented fore garden with elevated views.

An entrance hallway then leads off flowing into a spacious lounge offering a bright front perspective with magnificent outlook thereto. To the left hand of the entrance hallway entry is gained to a magnificent high end fitted kitchen featuring a range of fitted and integrated appliances, leading off the kitchen is a delightful outside dining area which in turn offers access to a hobby/store room. To the rear of the lounge is an internal hallway which to the left hand elevation accesses a fully fitted bathroom with full white suite, to the right hand elevation is a sumptuously fitted master double bedroom with fitted mirror fronted wardrobes to one wall, to the extreme rear is a separate dining room with double opening doors to the rear gardens. Off the dining room is a second double bedroom again with views to the rear gardens.

To the rear the home on offer moves into a different class with truly outstanding patio with a seating area ideal for al-fresco dining and providing a most delightful entertainment space, a raised level then provides access to a lawned garden with timber shed and further panoramic seating areas. Be quick - this property will not be around for long!

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





Property Specification

THIS OUTSTANDING HOME
SET WITHIN AN EXCELLENT CUL-DE-SAC
LOCATION WITH AMPLE OFF ROAD PARKING
BRIEFLY COMPRISES;

Hall

Lounge/Diner 5.17m (17') x 4.20m (13'9")

Kitchen 3.07m (10'1") x 1.94m (6'4")

Dining Room 3.29m (10'10") x 3.14m (10'4")

Bedroom 1 3.99m (13'1") x 3.00m (9'10")

Bedroom 2 3.65m (12') x 2.26m (7'5")

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: 18th 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		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

