



Ewell Road, Erdington
Birmingham, B24 9EA

Offers in the Region Of £340,000

Erdington

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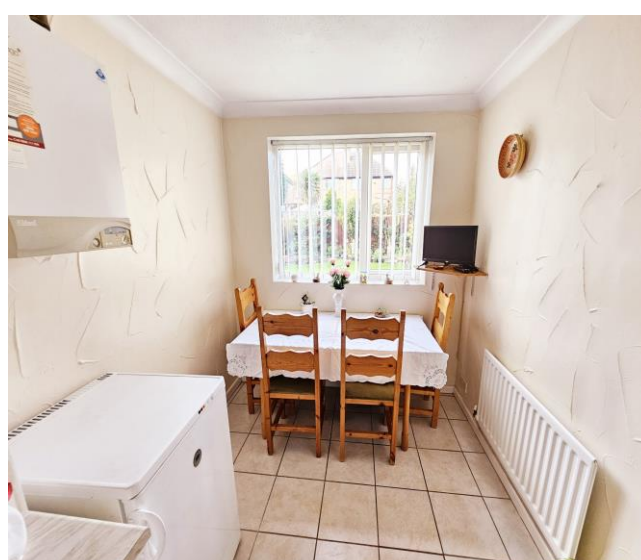
Offered for sale with NO UPWARD CHAIN this extended semi-detached family home demands viewing to fully appreciate the sumptuous perspective offered by the outstanding views to rear, high quality of presentation afforded and tremendous potential offered.

Situated in a most desired location within the Erdington and Sutton borders the home on offer is sure to delight any incoming buyers, 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 block paved fore garden, an entrance porch with hallway off, to the frontal elevation is a delightful dining room with to the rear an extended family lounge/sitting room. An extended open plan fitted kitchen with extended breakfast room features to the rear and leads into a side utility veranda having guest W.C., internal access through and into the side garage with separate doorway to the fore permitting front to rear access. To the first floor are three good size bedrooms and family bathroom with full suite to include panel bath, separate shower cubicle, wash basin and W.C.

To the rear elevation the home on offer moves into a different class with truly outstanding views over a most magnificently presented and maintained lawned garden with a wealth of well stocked herbaceous borders.

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

AVAILABLE WITH NO UPWARD CHAIN
THIS EXTENDED FAMILY HOME
BRIEFLY COMPRISES;

Porch

Entrance Hall

Front Reception Room 3.59m (11'9") x 3.40m (11'2")

Lounge 5.99m (19'8") x 3.27m (10'9") max

Kitchen 4.61m (15'1") x 2.52m (8'3")

Breakfast Area 2.25m (7'5") max x 2.06m (6'9")

Veranda & W.C.

Landing

Bedroom 1 3.40m (11'2") x 2.34m (7'8")
plus 0.23m (0'9") x 0.23m (0'9")

Bedroom 2 3.83m (12'7") x 2.52m (8'3")

Bedroom 3 2.48m (8'2") max x 2.04m (6'8")

Bathroom

Garage

Agent's Note:

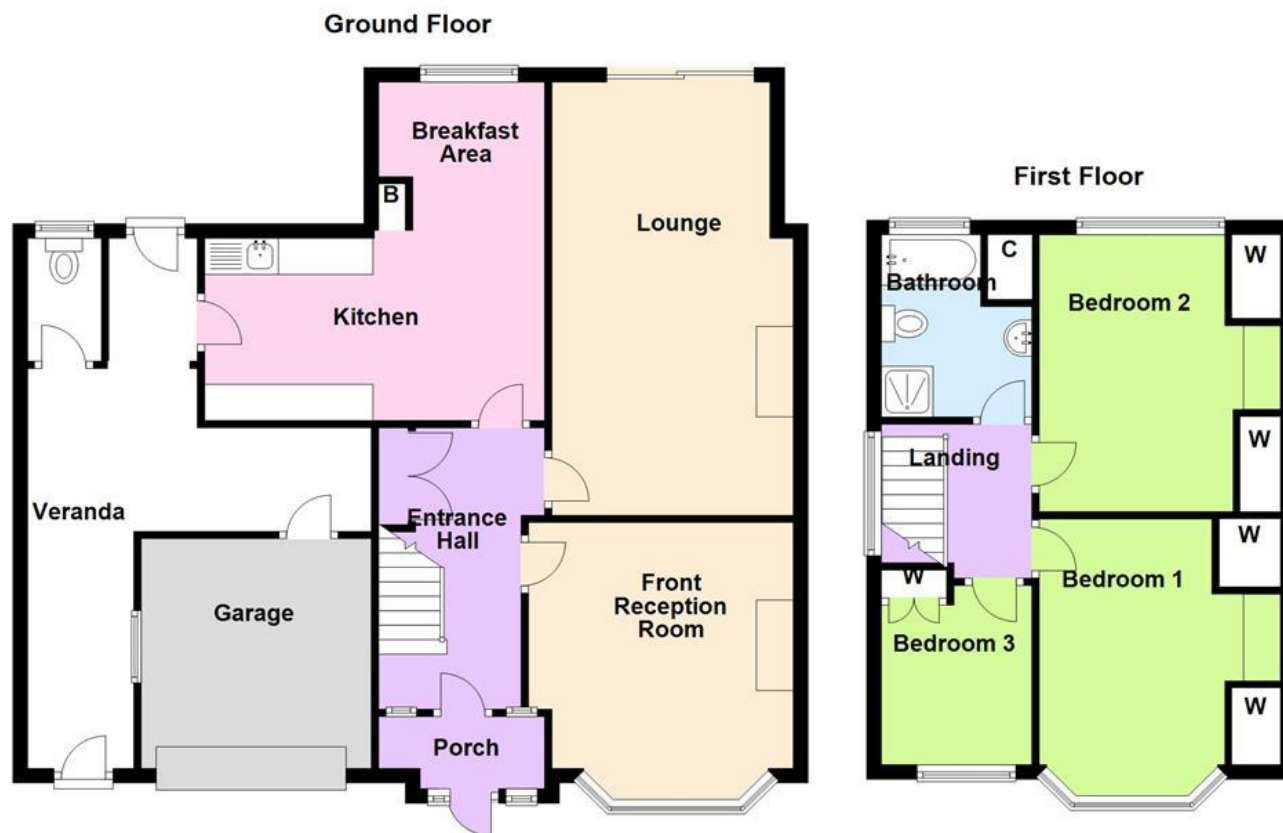
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 1st November 2023

Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band: C
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		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

