



Grebe Close, Erdington
Birmingham, B23 7RW

Guide Price £160,000

Erdington

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OFFERED FOR SALE WITH NO UPWARD CHAIN and occupying a cul-de-sac location this property is an absolute must for viewing.

Having a wealth of local amenities to include road and rail access to Birmingham, convenience shopping and local schooling, the property on offer briefly comprises; entrance hallway with lounge off and beyond a separate fitted kitchen with dining/breakfast area. A conservatory features to the rear elevation. To the first floor are two double bedrooms and a fully fitted bathroom suite.

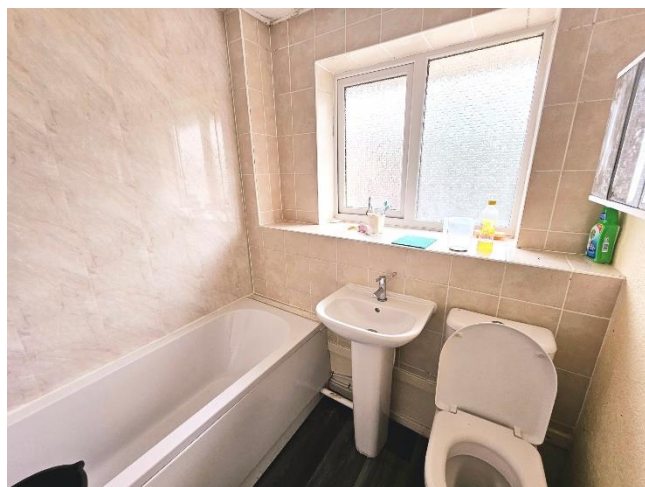
To the fore is off road parking and double tandem garage to the left hand elevation. To the rear a lawned garden with patio area provided with a Westerly aspect.

This an ideal purchase for first time buyers or investors. Viewings are by appointment only and via Paul Carr Erdington Office for proceedable buyers only.

Being Sold by Online Auction - Starting Bids from: £170,000 Buy it now option available Please call or visit Goto Online Auctions for more information.

<https://paulcarr.gotoproperties.co.uk/lot/de-tails/108115>





Property Specification

BEING SOLD THROUGH ONLINE AUCTION
THE PROPERTY BRIEFLY COMPRISES;

Lounge 4.38m (14'4") x 3.13m (10'3")

Kitchen/Diner 4.04m (13'3") x 3.03m (9'11")

Conservatory 3.16m (10'4") x 2.85m (9'4")

Landing

Bedroom 1 4.04m (13'3") x 3.90m (12'9")

Bedroom 2 3.50m (11'6") x 2.00m (6'7")

Bathroom 1.93m (6'4") x 1.92m (6'4")

Garage 8.96m (29'5") x 2.37m (7'9")

Agent's Note:

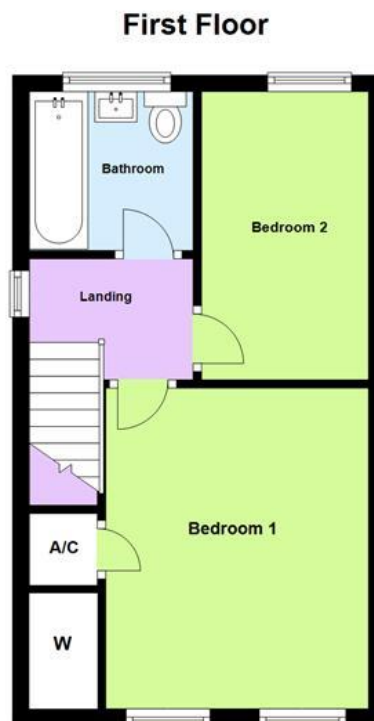
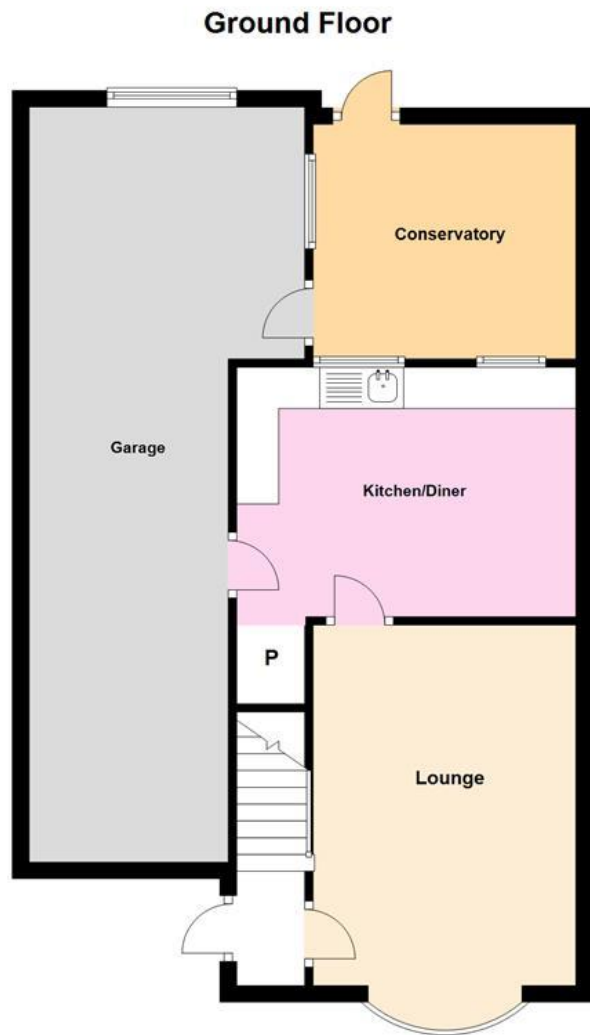
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 29th September 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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

