



Beverley Croft, Erdington
Birmingham, B23 7NT

Offers in Excess of £190,000

Erdington

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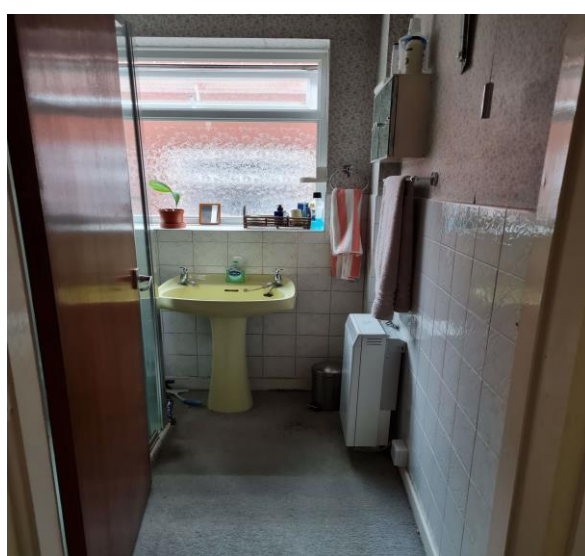
Offering tremendous potential for re-interpretation but having been lovingly maintained this semi detached home is located in a much sought after residential location and offers a bright and contemporary layout with outstanding Southerly views to the rear.

Offering access to a range of local amenities with transport connections by road and rail to major employment hubs and with the convenience of local schooling this delightful home is a must for a growing family.

The property briefly comprises; driveway parking with garage off, an entrance hallway, bright Southerly facing lounge, fitted dining kitchen and three good size bedrooms to the first floor together with bathroom and separate W.C.

Viewing is strictly by appointment via Paul Carr Erdington office - book now to avoid disappointment!





Property Specification

WELL MAINTAINED AND PRESENTING A GREAT OPPORTUNITY FOR RE-INTERPRETATION THE PROPERTY BRIEFLY COMPRISES;

Hall

Kitchen

4.56m (15') x 2.44m (8')

Lounge/Diner

4.90m (16'1") x 3.17m (10'5")

Garage

6.46m (21'2") x 2.66m (8'9")

Bedroom 1

4.35m (14'3") x 3.22m (10'7")
plus 0.32m (1'1") x 0.32m (1'1")

Bedroom

2 3.57m (11'9") x 2.87m (9'5")

Bedroom

3 4.33m (14'2") max x 1.97m (6'6") plus 0.32m (1'1") x 0.32m (1'1")

Bathroom

1.70m (5'7") x 1.70m (5'7")

WC 1.70m (5'7") x 0.98m (3'3")

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 2021

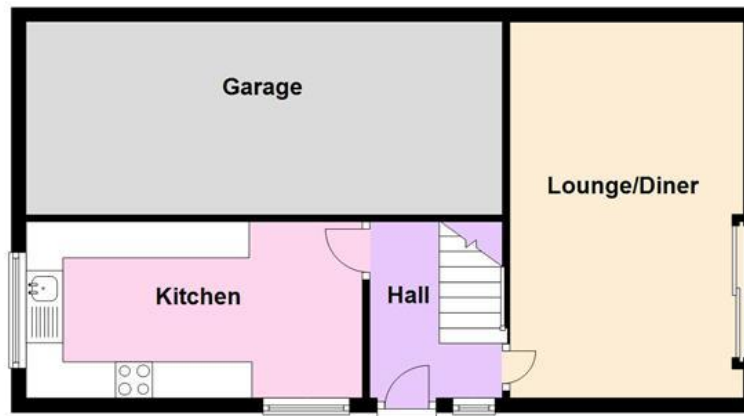
Viewer's Note:

Services connected: Electric, Econ 7 heating, water and drainage.
Council tax band: B
Tenure: Freehold

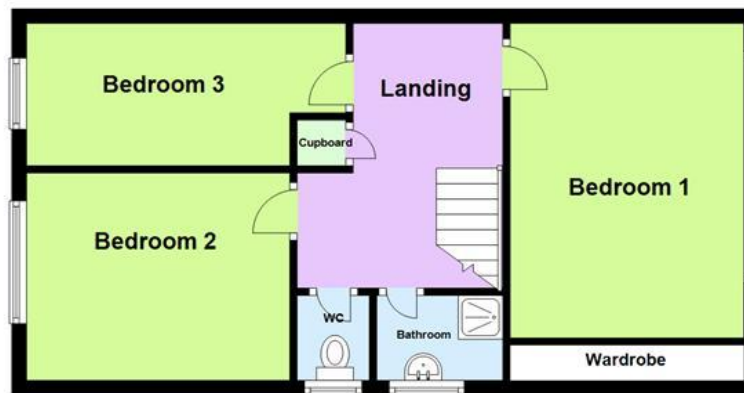
Floor Plan

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

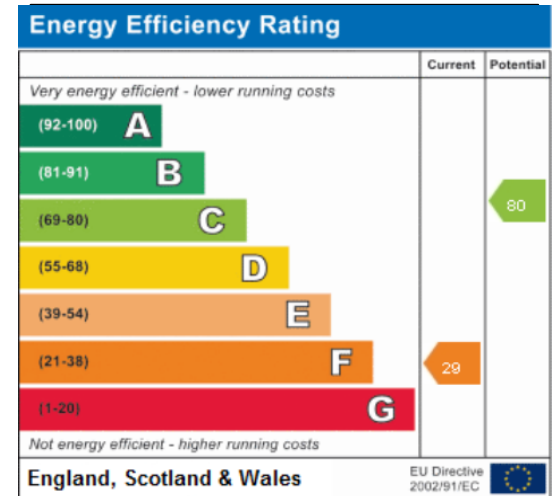
Ground Floor



First Floor



Energy Efficiency Rating



Map Location

