



Goodison Gardens, Erdington
Birmingham, B24 0AQ

Offers in the Region Of £300,000

Erdington

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Offering an outstandingly presented three bedroom detached family home, having been recently redecorated to high contemporary standard throughout and located in a sought after residential location twist Orphanage Road and Grange Road, the home on offer is bound to attract early attention. This magnificent family home is situated in an enclave of similar family homes and is within 200 yards of Yenton Playing Field, local schooling, arterial transport links and shopping facilities in both Sutton and Erdington.

The property offers block a paved fore garden extending across the entire frontal elevation and is accessed via the entrance hallway having guest W.C. off. To the rear of the hallway is an open plan lounge and dining room. To the right hand of the hallway is a beautifully appointed and fitted kitchen with a range of matching base and wall units with appliances thereto.

To the first floor are three good size bedrooms together with well appointed family bathroom having access both off the main landing and master bedroom.

The home on offer also benefits from a well-established South facing lawned garden with large patio both extending to the rear and left-hand elevations respectively.

Viewing of this worth-while property is strictly by appointment with Paul Carr Erdington office for proceedable purchasers only.





Property Specification

THIS DETACHED FAMILY HOME
RECENTLY REDECORATED THROUGHOUT
BRIEFLY COMPRISES;

Entrance Hall

Guest w.c.

Kitchen 3.33m (10'11") x 2.72m (8'11")

Lounge 3.34m (10'11") x 2.34m (7'8")

Dining Area 3.34m (10'11") x 2.38m (7'10")

Landing

Bedroom 1 3.36m (11') x 2.72m (8'11")

Bedroom 2 3.34m (10'11") x 2.88m (9'5")
plus 0.63m (2'1") x 0.63m (2'1")

Bedroom 3 2.45m (8') max x 2.00m (6'7")
plus 0.63m (2'1") x 0.63m (2'1")

Bathroom

Agent's Note:

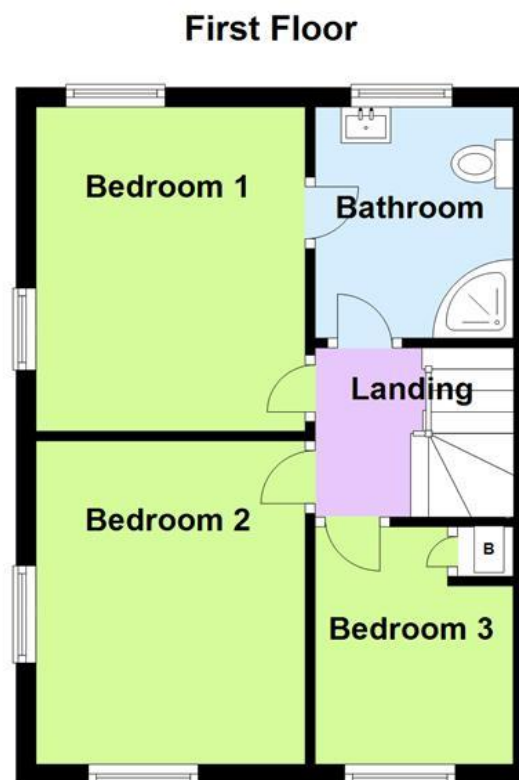
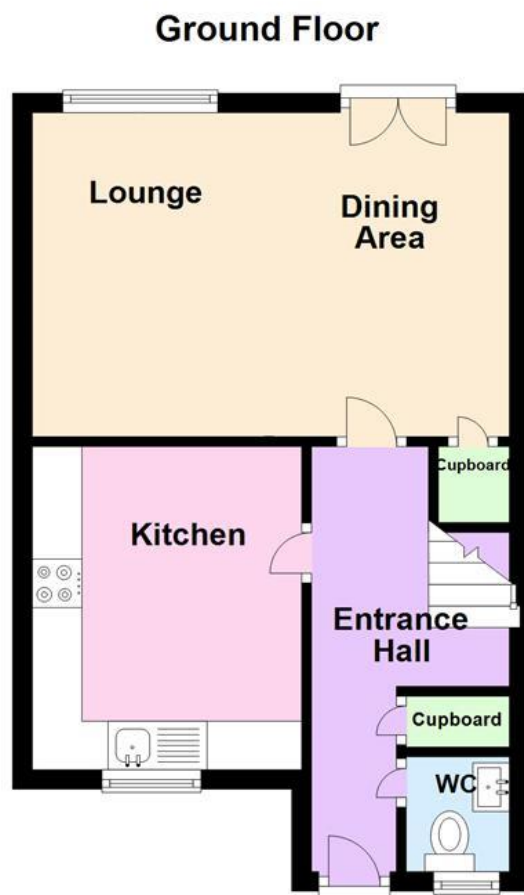
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 17th September 2024

Viewer's Note:

Services connected: 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		
69-80	C		70 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

