



Allman Road, Erdington  
Birmingham, B24 9DZ

Offers in the Region Of £395,000



# Erdington

Offers in the Region Of £395,000

3  1  2 

Paul Carr Erdington are delighted to offer for sale this most delightful and beautifully appointed three bedroom detached family home situated in a well regarded residential location, boasting a range of local amenities ranging from convenience shopping to schools and public transport routes by road and rail to Birmingham City Centre.

Sitting within an expansive corner plot the property benefits from a most thoughtful re-working to provide a most stunning kitchen extension affording a contemporary open plan kitchen and family area with a range of fitted matching kitchen units with integrated appliances and offering outstanding views over landscaped gardens.

The property briefly provides a substantial fore garden with driveway, a porch then leads off and leads into an impressive entrance hallway. To the right hand elevation and is a family lounge with views to the front gardens. To the left hand elevation is a purposeful sitting room being a past conversion of the former garage. To the rear elevation is an outstandingly successful contemporary extended kitchen family room with a vast range of fitted units and integrated appliances with a utility room and ground floor guest W.C. leading off, additionally doors lead off the kitchen to a bright spacious conservatory with further separate bay then opening out onto a most beautifully appointed patio and garden. To the first floor are three double bedrooms and family bathroom. In all a most accomplished property.

Viewing is strictly by appointment via Paul Carr Erdington office for proceedable purchasers only.







## Property Specification

THIS FAMILY HOME  
HAVING BEEN THOUGHTFULLY EXTENDED  
BRIEFLY COMPRISES;

Porch

Entrance Hall

Sitting Room 3.65m (12') x 3.08m (10'1")

Lounge 4.37m (14'4") x 2.40m (7'10")

Kitchen/Dining Room 6.86m (22'6") x 1.91m (6'3")

Conservatory

Utility 2.30m (7'6") x 2.00m (6'7")

WC

Landing

Bedroom 1 4.20m (13'9") x 3.89m (12'9")

Bedroom 2 3.89m (12'9") x 3.37m (11'1")

Bedroom 3 2.77m (9'1") x 2.00m (6'7")  
plus 3.50m (11'6") x 3.50m (11'6")

Bathroom

### Agent's Note:

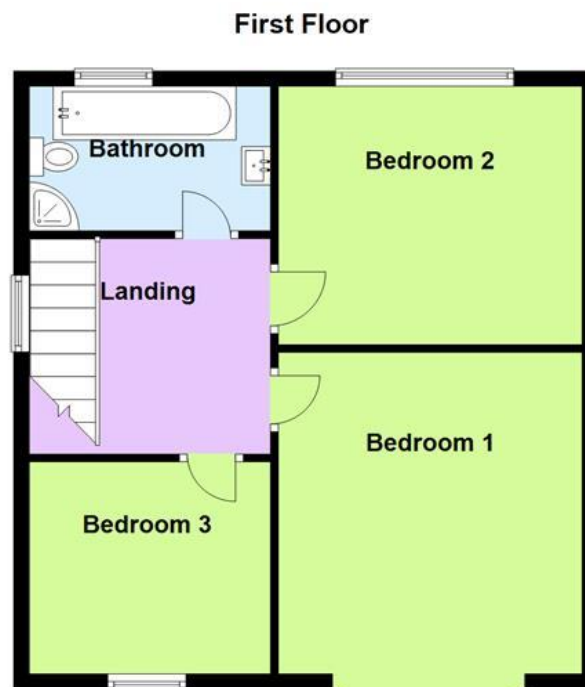
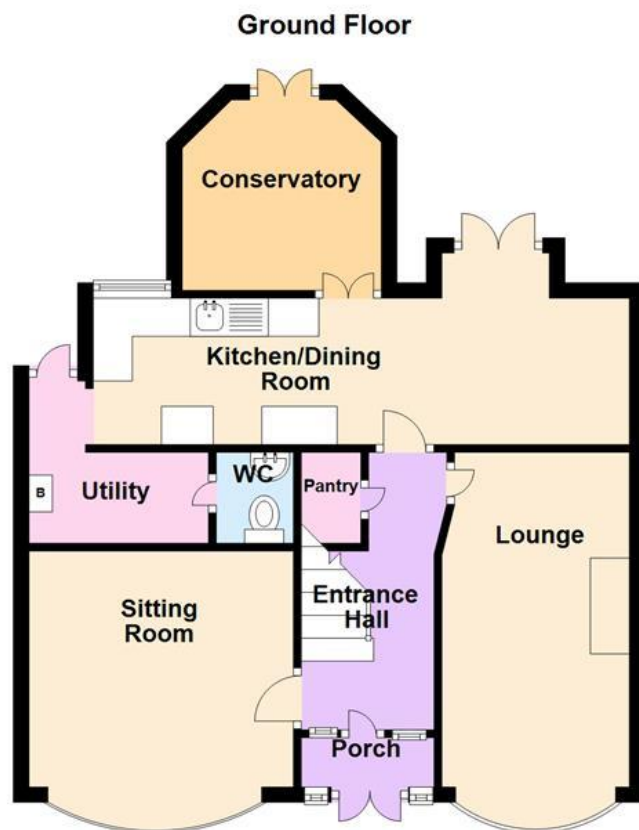
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 15th November 2024

### 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		
69-80	C		79 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

## Map Location

