



Hesketh Crescent, Erdington
Birmingham, B23 7EQ

£240,000

Erdington

£240,000



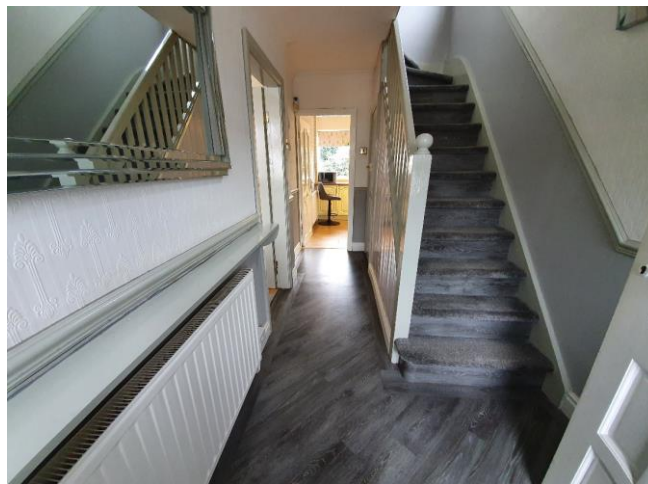
Beautifully presented and refurbished throughout this outstanding and magnificently extended family home is conveniently situated for local schooling, having arterial transport routes within 200 yards and offering the solidity of a traditional 1950's built semi detached, this family home is a must for viewing.

The property briefly comprises; porch with entrance hallway, open plan through lounge, extended and fitted breakfast kitchen, (please note the vendors will be leaving both the fridge and dishwasher), a rear lobby gives through access from the side garage to the rear elevation, with guest cloakroom off and to the first floor three good size bedrooms and a simply outstanding refitted bathroom.

To the frontage is a block paved fore garden providing off road parking and a side garage leading off.

To the rear are Westerly facing rear gardens, with a raised dressed patio, a lawned garden section and detached bar/shed.

Viewing is highly recommended and by appointment only via Paul Carr Erdington.





Property Specification

THIS OUTSTANDING EXTENDED FAMILY HOME BRIEFLY COMPRISES;

Entrance Hall

Lounge

4.72m (15'6") max x 3.50m (11'6")

Dining Room

3.5m (11'6") x 3.5m (11'6")

Kitchen

3.50m (11'6") x 2.70m (8'10")

Lobby/WC

Garage

Bedroom 1

3.55m (11'8") x 3.30m (10'10")

Bedroom 2

3.94m (12'11") x 3.30m (10'10")

Bedroom 3

2.55m (8'4") x 1.99m (6'6")

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: 30th November 2020

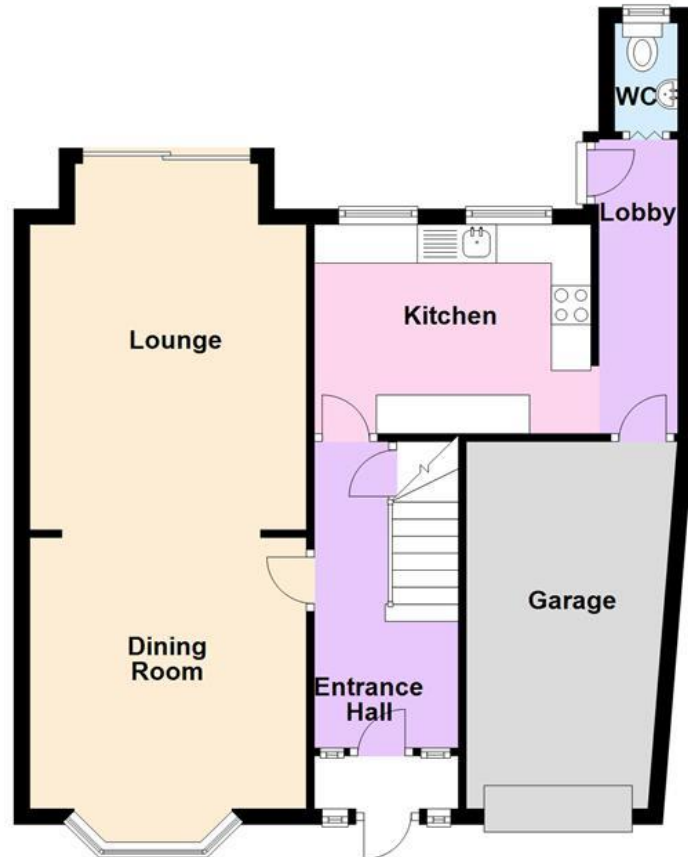
Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band: C
Tenure: Freehold

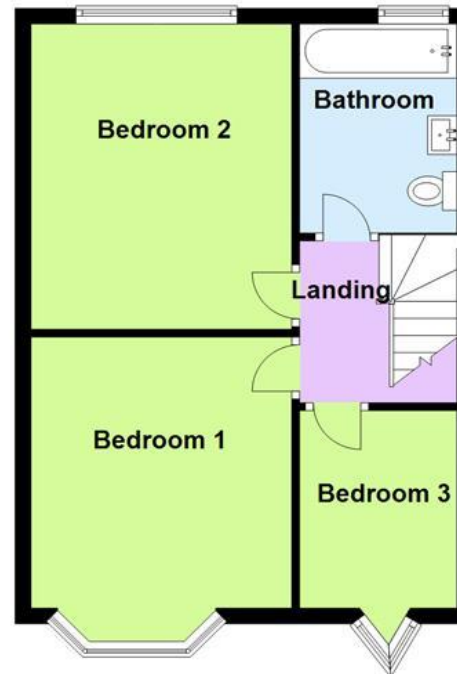
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

