



Blounts Road, Erdington
Birmingham, B23 7BU

Offers in the Region Of £240,000

Erdington

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Offered for sale WITH VACANT POSSESSION UPON COMPLETION - NO UPWARD CHAIN.

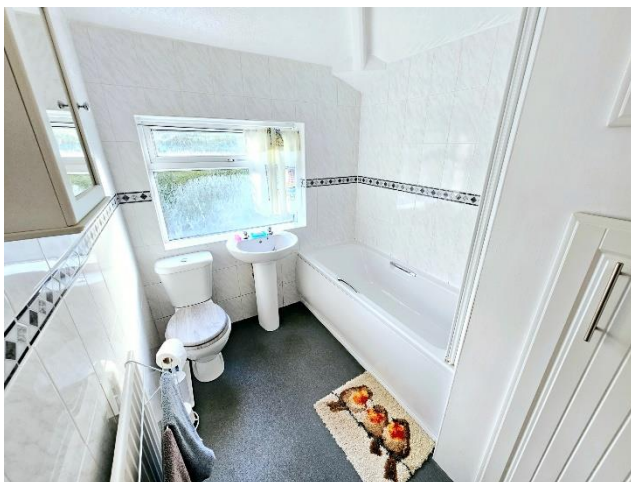
This semi-detached family home demands viewing to fully appreciate the quality and scope of potential on offer. Situated in a well regarded residential location, the home on offer is sure to delight any incoming buyers having a range of local amenities to include schools, shops and public transport routes.

The property briefly comprises; off road parking to the frontage provided by a driveway, hallway off and stairs rising to the first floor. To the front elevation is a delightful sitting room and to the rear a dining room with fitted kitchen, separately leading off the rear of the entrance hallway. To the right hand elevation is a through veranda/utility offering potential for reinterpretation and incorporation into the main body of the house (subject to regulatory approval) having ground floor W.C. and store housing the central heating boiler. To the first floor are three good size bedrooms and fully fitted bathroom.

To the rear elevation the home on offer has an extensive patio and outstanding landscaped South facing garden all ideal for a family entertainment area.

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





Property Specification

THIS TRADITIONAL THREE BEDROOM FAMILY HOME
POSITIONED IN A WELL REGARDED AND SOUGHT AFTER
RESIDENTIAL LOCATION
BRIEFLY COMPRISES;

Porch

Entrance Hall

Store

Reception Room 3.58m (11'9") x 3.48m (11'5") max

Reception Room 3.89m (12'9") x 3.35m (11')

Kitchen 2.53m (8'4") x 1.99m (6'6")

Utility 6.29m (20'8") x 1.78m (5'10")

WC

Landing

Bedroom 1 3.89m (12'9") x 2.59m (8'6")

Bedroom 2 3.50m (11'6") x 2.59m (8'6")
plus 0.44m (1'5") x 0.44m (1'5")

Bedroom 3 2.60m (8'6") 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: 23rd October 2024

Viewer's Note:

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

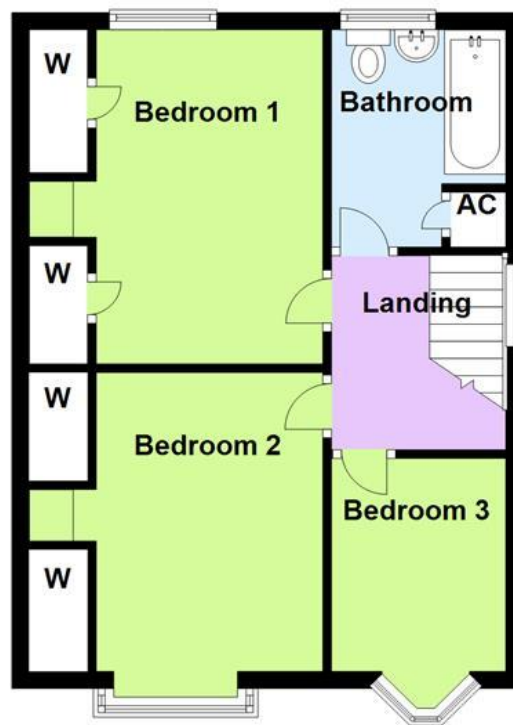
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

