



The Drive, Erdington  
Birmingham, B23 7NG

Offers in the Region Of £230,000

# Erdington

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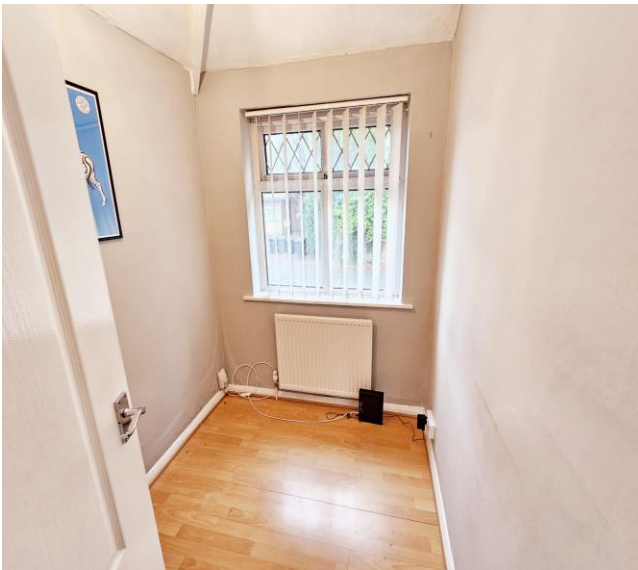
OFFERED FOR SALE WITH NO UPWARD CHAIN - Exquisitely presented throughout, this extended and beautiful, accommodating contemporary family home offers arterial access to Erdington and Birmingham centres and is located close to a range of local amenities and transport links by both road and rail to Birmingham city centre.

This most beautifully presented extended three bedroom family home sits within a cul-de-sac development of traditional 1930/50's built family homes and boasts a front lounge room, rear lounge which offers delightful family sitting and dining room with access out onto the rear gardens. The right hand rear and off the entrance hallway is a beautifully appointed an extended fitted kitchen with a range of fitted base and wall units and ample space for breakfast bar and chairs. To the first floor are three good size bedrooms and well appointed family bathroom.

To the rear are thoughtfully presented family friendly gardens with a large lawned garden section.

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





## Property Specification

THIS MOST BEAUTIFULLY MAINTAINED  
AND PRESENTED EXTENDED FAMILY HOME  
BRIEFLY COMPRISES;

### Hallway

Reception Room 1 3.65m (12') x 3.50m (11'6")

Reception Room 2 3.53m (11'7") x 3.05m (10')

Kitchen 5.68m (18'8") x 2.07m (6'9")

### Landing

Bedroom 1 3.68m (12'1") x 3.37m (11'1")

Bedroom 2 3.55m (11'8") max x 3.04m (10')

Bedroom 3 2.27m (7'5") x 1.82m (6')  
plus 0.11m (0'4") x 0.11m (0'4")

### 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: 20th October 2023

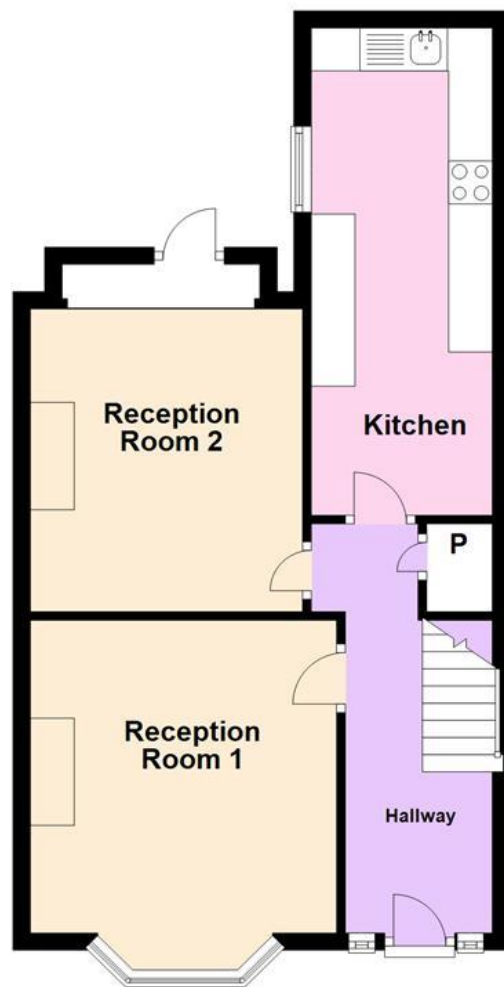
### Viewer's Note:

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

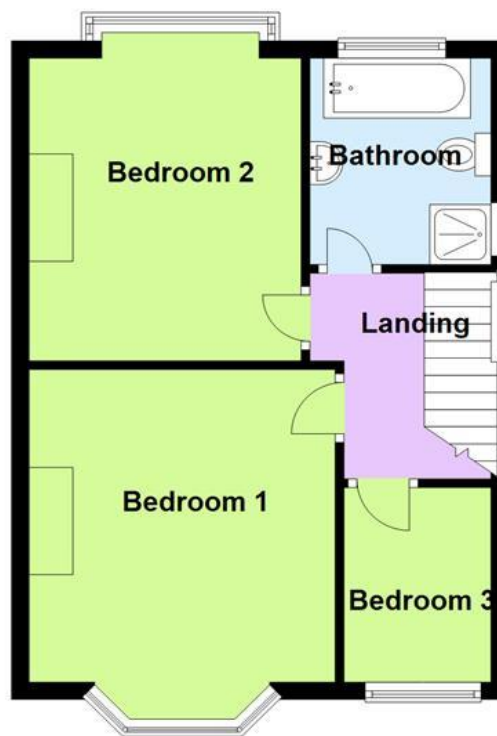
# Floor Plan

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		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

