



Court Lane, Erdington, Birmingham, West Midlands, B23

£89,950

A two bed end terraced property comprising of entrance porch, two reception rooms, kitchen, downstairs shower room and first floor bathroom, front & rear gardens, garage to rear, benefiting from double glazing and central heating (both where specified).

Accommodation

2 Bedrooms

door to:-

2 Receptions

2 Bathrooms

DOWNSTAIRS SHOWER ROOM

Obscure single glazed window to side elevation, walk-in shower area, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, tiled flooring and central heating radiator.

A Two Bed End Terraced Property

Two Reception Rooms

FIRST FLOOR LANDING

Central heating radiator and doors to:-

Kitchen

Inner Lobby

BEDROOM ONE *3.4m x 3.4m*

Double glazed window to front elevation, central heating radiator and built in storage cupboard.

Downstairs Shower Room

First Floor Bathroom

BEDROOM TWO *3.7m x 2.6m*

Double glazed window to rear elevation and central heating radiator.

Garage To Rear

Front & Rear Gardens

Double Glazing & Central Heating (both where specified)

BATHROOM

Partial obscure single glazed window to rear elevation, suite comprises of panelled bath, shower cubical, pedestal wash hand basin, low level WC, tiling to splash prone areas, built in storage cupboard and central heating radiator.

APPROACH

The approach to this property is via a pathway leading to steps up to obscure single glazed main entrance door which leads into:-

RECEPTION ONE *4.1m x 3.4m*

Double glazed bay window to front elevation, feature fireplace with gas fire, beams to ceiling, dado rail, central heating radiator, built in cupboards housing gas and electric meters and obscure single glazed door to:-

GARAGE TO REAR *MAX DOOR*

OPENING 2.2m

Metal up and over door.

RECEPTION TWO *3.7m x 3.4m*

Coving to ceiling, built in understairs storage cupboard, stairs to first floor accommodation, central heating radiator and obscure single glazed door to:-

FRONT GARDEN

Gate opens to pathway leading to steps up to main entrance door. Mainly laid to lawn with wall to boundaries and pathway leading to gate into rear garden.

KITCHEN *4.0m x 2.0m*

Single glazed window and obscure single glazed window and obscure single glazed door to side elevation, kitchen is fitted with bowl sink with drainer to side and mixer taps over, wall and base units with roll top work surfaces over, tiling to splash prone areas, wall mounted boiler, coving to ceiling, space for cooker and fridge freezer, central heating radiator and door to:-

REAR GARDEN

Paved patio area. Mainly laid to lawn with borders housing a variety of shrubs. Double gates leading to garage at rear of property with fencing to boundaries and gate leading to front of property.

INNER LOBBY

Obscure single glazed window to side elevation, central heating radiator, and