



Orchard Road,
Birmingham, B24 9JA



**Orchard Road,
Birmingham, B24 9JA
Offers In The Region Of £457,500**

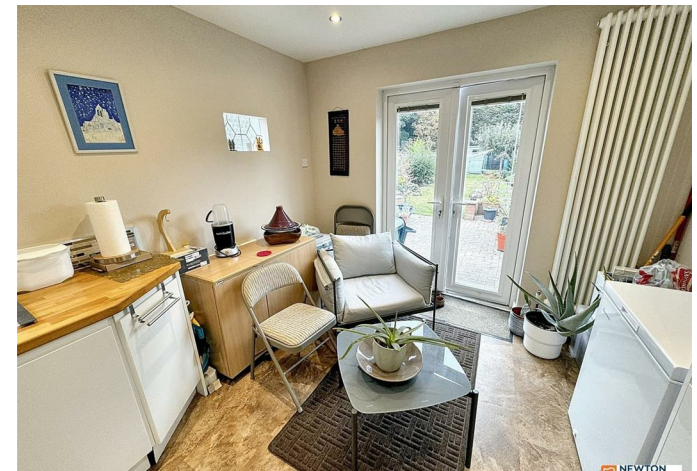
Newton Fallowell welcome this charming four bedroom semi-detached period home on ORCHARD ROAD, ERDINGTON. This property boasts period features throughout with a modern touch in the kitchen/dining area. This property is situated over three floors and briefly comprises of a large welcoming hallway, two large reception rooms, downstairs guest W/C and open plan kitchen/diner. The first floor has three spacious bedrooms and a family bathroom. A further staircase leads to the second floor which has a further good sized bedroom and family bathroom. The front of the property benefits from a driveway for up to four cars and to the rear is a mature, well-maintained garden. The property is located close to local amenities such as shops and public transport links nearby.

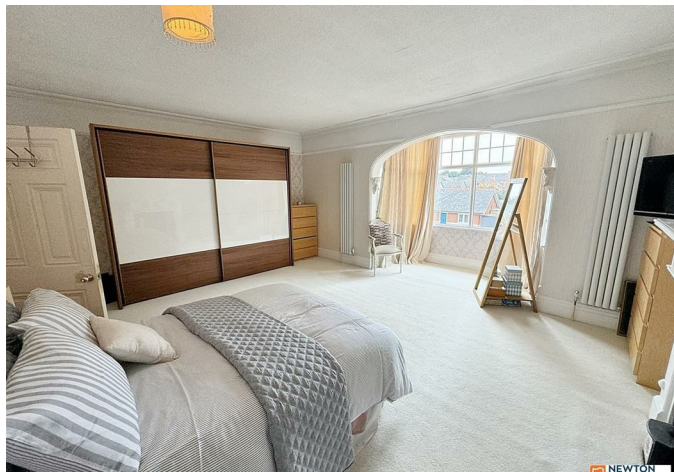
This semi-detached period property is one not to be missed. Check out the 360 tour online and book a viewing today!

Draft Details - PLEASE NOTE THESE ARE DRAFT DETAILS AWAITING THE VENDORS APPROVAL AND CANNOT BE RELIED ON TO BE WHOLLY ACCURATE



Disclaimer - These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property



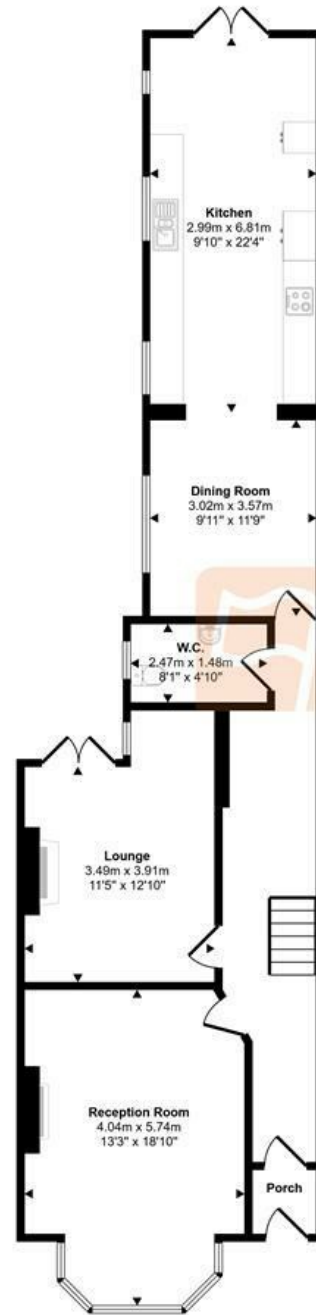






Approx Gross Internal Area
207 sq m / 2224 sq ft

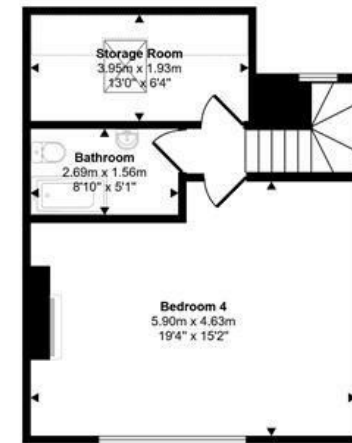
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Ground Floor
Approx 89 sq m / 962 sq ft



First Floor
Approx 75 sq m / 803 sq ft



Second Floor
Approx 43 sq m / 459 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

t: 01212709744
e: erdington@goodchilds-uk.com
www.newtonfallowell.co.uk

