



## 59 Wilton Road, Erdington

£175,000 Freehold

2 Bedroom Mid Terrace • Mid terraced house • Two good sized bedrooms • Bathroom with separate bath and shower • Two reception rooms • Fully fitted modern kitchen • Gas central heating • Close to shops and train station • Enclosed rear garden • No onward chain



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

A charming 2 bedroom mid-terraced house which would make an ideal purchase for a first time buyer or property investor looking for a buy to let property. The accommodation provides two reception rooms, a fully fitted modern kitchen as well as a stylish bathroom featuring a separate bath and shower. Additional benefits of the property are gas central heating, double glazing and an enclosed rear garden.

The property itself is well located for Erdington town center, train station and buses giving easy access to Birmingham City Centre.