



Church Road, Erdington Birmingham B24 9BD

welcome to

Church Road, Erdington Birmingham

Double-fronted five-bedroom freehold house in Erdington with large lounge, kitchen diner, basement bedroom, master bedroom with private Ensuite, spacious garden, driveway, and garage.

Auctioneer's Comments

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Agent Note

Council Tax Band B

Entrance Hall

Door to front, stairs to first floor

Lounge

12' 4" into bay x 11' 10" into recess (3.76m into bay x

3.61m into recess)

Double glazed bay window to the front of the property, radiator, wall mounted fire place

Dining Room

11' 2" x 9' 3" (3.40m x 2.82m)

Double glazed bay window to the rear of the property, radiator

Kitchen/Diner

24' 1" into bay x 11' 10" (7.34m into bay x 3.61m)

Double glazed bay window to the front of the property, two radiators, island with space for a dishwasher with sink and drainer, a range of wall and base units with a roll top worksurface, Double glazed window to the rear of the property.

Landing

Double glazed UPVC door onto spiral staircase to the garden, radiator,

Bedroom One

12' 4" x 9' 8" (3.76m x 2.95m)

Double glazed window to the front of the property, radiator, fitted wardrobes

Ensuite

Freestanding bath with mixer tap, WC, pedestal sink, heated towel rail, double glazed window to the rear of the property.

Bedroom Two

12' 5" x 8' 8" (3.78m x 2.64m)

Double glazed window, radiator

Bedroom Three

11' 1" x 9' 4" (3.38m x 2.84m)

Double glazed window, Radiator





Bedroom Four

9' 5" x 6' 10" (2.87m x 2.08m)

Double glazed window to the front of the property, radiator, loft access via ladder

Shower Room

Double glazed window to the rear of the property, enclosed shower, WC, hand wash basin with vanity unit, heated towel rail

Basement

Basement Room

15' 5" into recess x 11' 10" into recess (4.70m into recess x 3.61m into recess)

Radiator

Basement Hallway

Stairs to ground floor, Double glazed door to the garden. used as utility area

Basement Bedroom

19' 6" x 11' 4" into recess (5.94m x 3.45m into recess)

Fitted wardrobes, sliding doors into the garden, two radiators

Basement Bathroom

Bath with mixer tap and over shower, WC double glazed window to the rear of the property

Rear Garden

Lawn and patio area with shrubbs and trees, rear access parking area with electric gated fence



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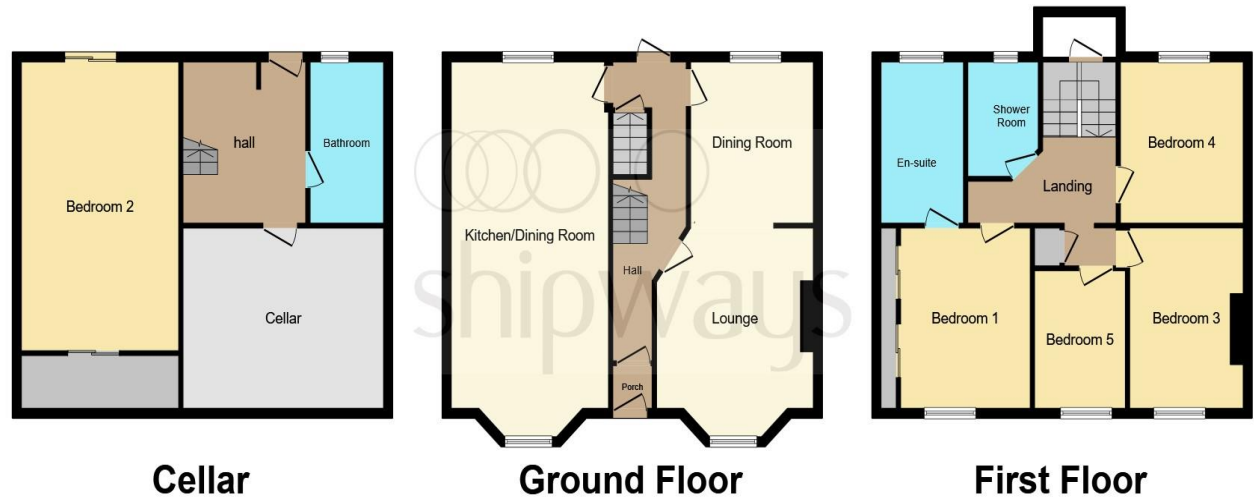
Church Road, Erdington Birmingham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Double-fronted freehold property
- Five spacious bedrooms

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£350,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
GRB111798 - 0007

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