



Stockland Road, BIRMINGHAM B23 7ET

welcome to

Stockland Road, BIRMINGHAM

Spacious three-bedroom home in a popular Erdington location. Features include a lounge, dining room, fitted kitchen, useful basement, modern bathroom, and private rear garden. Ideally situated close to local amenities, schools, and transport links - perfect for families or first-time buyers.

Auctioneer's Comments

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Agent Note

Council Tax Band A

Approach

Wall borders, path leading to Door into

Entrance Porch

Single glazed window and wooden front door

Entrance Hall

Stairs to basement, stairs to first floor

Lounge

12' 3" into recess x 12' 3" into bay (3.73m into recess x 3.73m into bay)
Double glazed bay window to the front of the property, radiator

Dining Room

12' 2" x 10' 9" into recess (3.71m x 3.28m into recess)
Double glazed window to the rear of the property, radiator

Kitchen

17' 11" x 8' 11" (5.46m x 2.72m)
Double glazed window to the side and rear of the property, door to garden, radiator

Basement Area

13' 1" x 12' 5" (3.99m x 3.78m)
Stairs to the ground floor, ceiling light point, electric points, extractor fan





Landing

Loft access, ceiling light point, space for stairs as part of a loft conversion (subject to planning and building regulations), doors to

Bedroom One

12' 6" into recess x 12' 3" (3.81m into recess x 3.73m)
Double glazed window to the rear of the property, radiator

Bedroom Two

12' 4" x 10' 4" into recess (3.76m x 3.15m into recess)
Double glazed window to the front of the property, radiator

Bedroom Three

9' x 7' 9" (2.74m x 2.36m)
Double glazed window to the front of the property, radiator

Bathroom

Bath, shower with cubical, WC, hand wash basin, radiator, double glazed window to the rear of the property, cupboard housing boiler

Rear Garden

Lawn area with patio and seating area



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Stockland Road, BIRMINGHAM

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- MID TERRACE
- THREE BEDROOMS

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

guide price

£195,000



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:
GRB111779 - 0004

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