



South Road, Erdington
Birmingham, B23 6EA

Offers in the Region Of £175,000

Erdington

Offers in the Region Of £175,000



AVAILABLE WITH NO UPWARD CHAIN - VACANT POSSESSION ON COMPLETION.

Situated in a convenient arterial location with excellent road and rail links to Birmingham city centre and an infrastructure offering both local schooling and convenience shopping, this substantial two bedroom family home is ideal for either first time buyers or investors.

Having front facing lounge with separate dining room to the rear, the property also offers a good size fitted kitchen with separate utility and re-fitted ground floor bathroom.

To the first floor are two good size double bedrooms.

The gardens to the rear are Easterly facing.

Viewing is strictly by appointment with Paul Carr Erdington.





Property Specification

THE PROPERTY HAS UNDERGONE A FULL RENOVATION PROJECT THROUGHOUT TO INCLUDE NEW KITCHEN WITH APPLIANCES, BATHROOM, CENTRAL HEATING, DECORATIVE UPGRADE AND DOUBLE GLAZING WHERE REQUIRED AND BRIEFLY COMPRISES;

Reception 3.63m (11'11") x 3.10m (10'2")

Living Room 3.73m (12'3") x 3.65m (12')

Kitchen 2.40m (7'10") x 1.80m (5'11")

Utility 2.40m (7'10") x 1.73m (5'8")

Bathroom

Bedroom 1 to rear
3.77m (12'4") x 3.63m (11'11")

Bedroom 2 to front
3.63m (11'11") x 3.17m (10'5")
plus 0.48m (1'7") x 0.48m (1'7")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 14th March 2024

Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band: A
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Map Location

