



Johnson Road, Erdington  
Birmingham, B23 6QA

Offers Over £215,000



# Erdington

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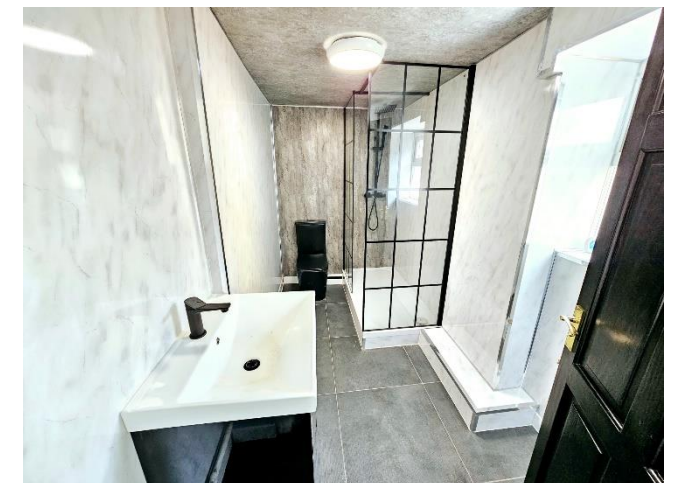
OFFERED FOR SALE WITH NO UPWARD CHAIN - Being on the cusp of Erdington and having both road and rail access to Birmingham.

Situated in a most convenient location for a range of amenities this FULLY RENOVATED two double bedroom home is both spacious and offers an outstanding opportunity for purchasers.

The accommodation comprises; large front facing reception room, fully fitted kitchen diner and bathroom with contemporary shower suite.

To the first floor are two good size bedrooms and to the outside is a mature South Easterly facing large garden.

Viewing is strictly through Paul Carr Erdington and for proceedable purchasers only.





# Property Specification

OFFERED FOR SALE WITH  
OUTSTANDING CONTEMPORARY PRESENTATION  
THROUGHOUT AND A FULL REFURBISHMENT  
PROGRAM  
THE PROPERTY COMPRISES;

**Reception Room**  
3.50m (11'6") x 3.39m (11'1") max

**Kitchen/Diner**  
3.71m (12'2") x 3.50m (11'6")

**Lobby**

**Bathroom**

**Landing**

**Bedroom 1**  
3.50m (11'6") x 3.45m (11'4")  
plus 0.80m (2'7") x 0.80m (2'7")

**Bedroom 2**  
3.75m (12'3") x 3.50m (11'6") max



## 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: 31st July 2024

## Viewer's Note:

Services connected: Gas, electric, water and drainage  
Council tax band: B  
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		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

