



Abbey Road, Erdington
Birmingham, B23 7QG

Offers in the Region Of £215,000

Erdington

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AVAILABLE WITH NO UPWARD CHAIN

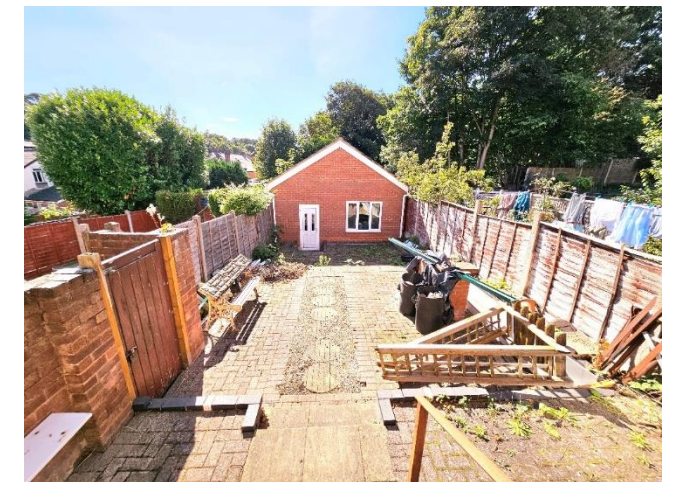
An outstanding end of terrace family home ideally located for arterial access by road and rail to Erdington and Birmingham centres and is deceptively spacious, demanding internal viewing to fully appreciate the size, scope and quality of the property on offer.

The property is accessed via porch with entrance hallway off, leading to a through lounge/dining room and a fully fitted kitchen with matching base and wall units to the left hand rear elevation.

To the first floor are three good size bedrooms and a family bathroom with full modern white suite.

To the outside is an South facing low maintenance garden with patio - all ideal for al-fresco dining and entertaining - a rear right of way giving access to brick built double garage with electric roller shutter door is also provided - all perfect for a family home.

Viewing is strictly via selling agents - Paul Carr Erdington.





Property Specification

POSITIONED IN A SOUGHT AFTER AREA
THIS FAMILY HOME
BRIEFLY COMPRISES;

Porch

Hallway

Lounge 9.18m (30'1") x 3.03m (9'11")

Kitchen 3.19m (10'6") x 2.08m (6'10")

Landing

Bedroom 1 4.32m (14'2") x 3.03m (9'11")

Bedroom 2 3.76m (12'4") x 3.03m (9'11")

Bedroom 3 3.38m (11'1") x 1.92m (6'4")
plus 0.21m (0'8") x 0.21m (0'8")

Bathroom

Agent's Note:

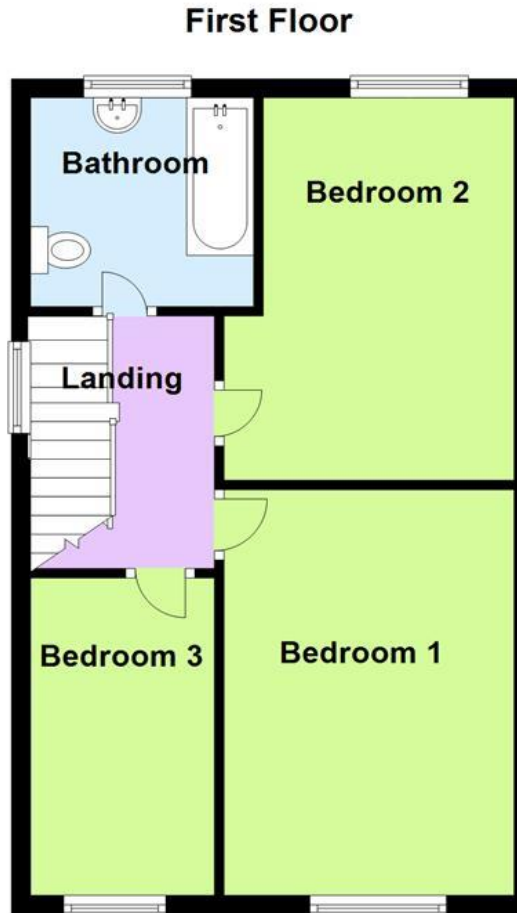
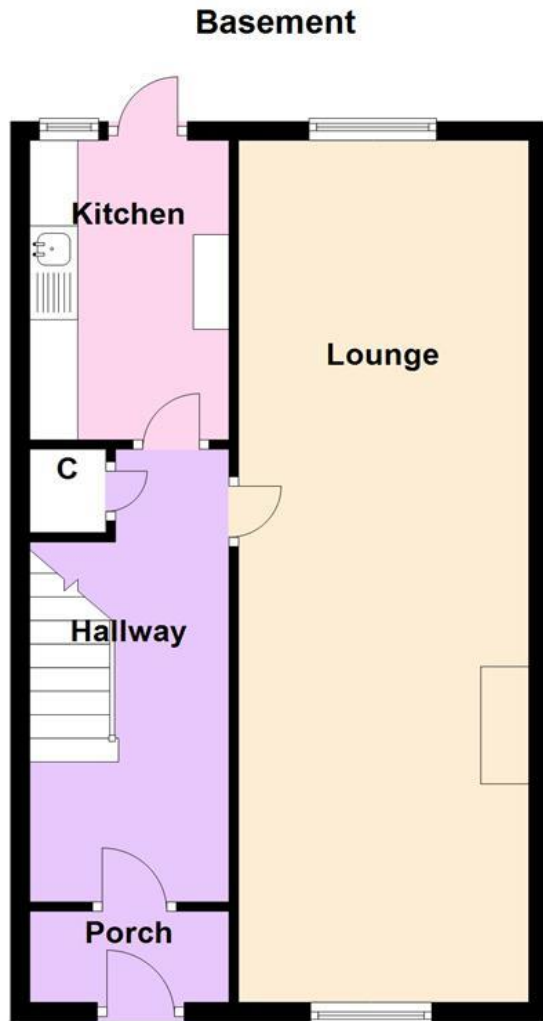
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Came on the market: 16th September 2024

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		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

