



Edwards Road, Erdington  
Birmingham, B24 9HD

Offers in the Region Of £235,000



# Erdington

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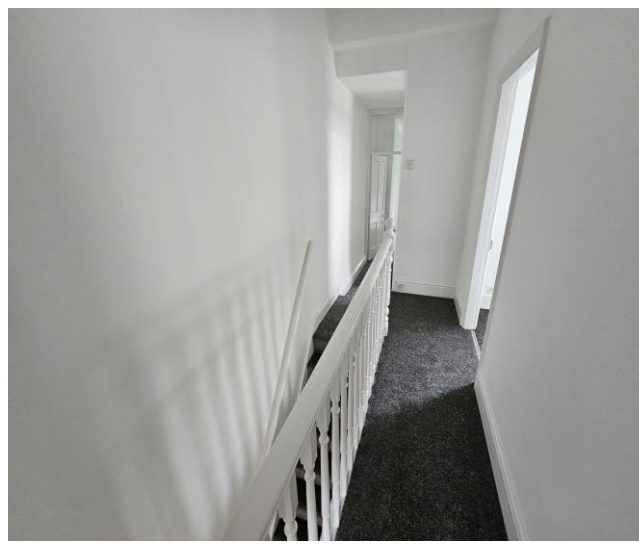
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OFFERED FOR SALE WITH NO UPWARD CHAIN - Ideally positioned close to Erdington town centre this well presented attractive period terrace benefits from many sought after amenities including public transport links, shops and schools.

Offering separate lounge and dining room plus dining kitchen, with three bedrooms and first floor bathroom together with additional ground floor shower room, there are many period features throughout and the property must be viewed early to avoid disappointment.

Viewings are via Paul Carr Erdington Office and for proceedable purchasers only.





## Property Specification

THIS WELL PRESENTED LARGER STYLE  
MID TERRACED PROPERTY  
NEWLY CARPETED AND DECORATED  
BRIEFLY COMPRISES;

Porch

Hall

Lounge 4.40m (14'5") max x 3.19m (10'6")

Dining Room 4.04m (13'3") x 3.34m (10'11")

Kitchen 5.53m (18'2") x 2.57m (8'5")

Shower Room 2.84m (9'4") x 1.32m (4'4")

Landing

Bedroom 1 4.26m (14') x 3.71m (12'2")

Bedroom 2 4.05m (13'3") x 2.59m (8'6")

Bedroom 3 3.38m (11'1") x 2.60m (8'6")

Bathroom 2.01m (6'7") x 1.69m (5'7")

### 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: 20th October 2023

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

### Map Location

