



Fern Road, Erdington  
Birmingham, B24 9DA

Offers in Excess of £185,000



# Erdington

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Occupying an extremely convenient location within 400 yards of Erdington High Street and therefore having access to a range of amenities, to include road and rail access to Birmingham, local schools and most obviously shopping facilities, this delightful two double bedroom home would delight both first time buyers and investors alike.

The property briefly comprises two separate reception rooms, fitted kitchen with bright conservatory leading off, two double bedrooms to the first floor together with a large family bathroom.

To the outside is a Southerly facing rear garden with rear right of way leading to rear garage.

Viewing is by appointment with Paul Carr Erdington and for proceedable purchasers only.







## Property Specification

THIS WELL MAINTAINED  
TWO BEDROOM HOME  
BRIEFLY COMPRISES;

Reception Room  
3.50m (11'6") max x 3.43m (11'3")

Reception Room  
4.77m (15'8") x 3.43m (11'3")

Kitchen 3.50m (11'6") x 1.97m (6'6")

Conservatory

Bedroom 1 4.03m (13'3") x 3.50m (11'6")  
plus 0.53m (1'9") x 0.53m (1'9")

Bedroom 2 3.84m (12'7") x 3.07m (10'1")

Bathroom

### 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: 5th March 2025

### Viewer's Note:

Services connected: Gas, electric, water and drainage  
Council tax band: A  
Tenure: Freehold years remaining, lease from  
Ground Rent: £0  
Service Charge: £0

# 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		
39-54	E	54 E	
21-38	F		
1-20	G		

## Map Location

