



Sheddington Road, Erdington
Birmingham, B23 5ED

Offers in Excess of £205,000

Erdington

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Conveniently situated in a popular location, this well proportioned three bedroom, end of terrace property sits within close proximity of many sought after amenities including desirable schools, shops and transport links.

Offering the advantage of no onward chain the accommodation itself is accessed via an entrance hall with access to a well proportioned living room, modern style fitted kitchen and ground floor bathroom with white suite.

To the first floor the three well proportioned bedrooms offer an excellent level of accommodation with fitted storage to the master.

Outside there is a low maintenance front garden and secure gated access to the generous rear garden and patio.

An early viewing is essential in order to fully appreciate the opportunity on offer and avoid disappointment.





Property Specification

THIS SUPERBLY LOCATED
END OF TERRACE PROPERTY
BRIEFLY COMPRISES;

Hall

Living Room 4.36m (14'4") max x 3.64m (11'11")

Kitchen 3.47m (11'5") x 2.71m (8'11")

Bathroom

Landing

Bedroom 1 4.36m (14'4") x 3.09m (10'2")

Bedroom 2 3.26m (10'8") x 2.87m (9'5")

Bedroom 3 2.39m (7'10") x 2.33m (7'8")

Agent's Note:

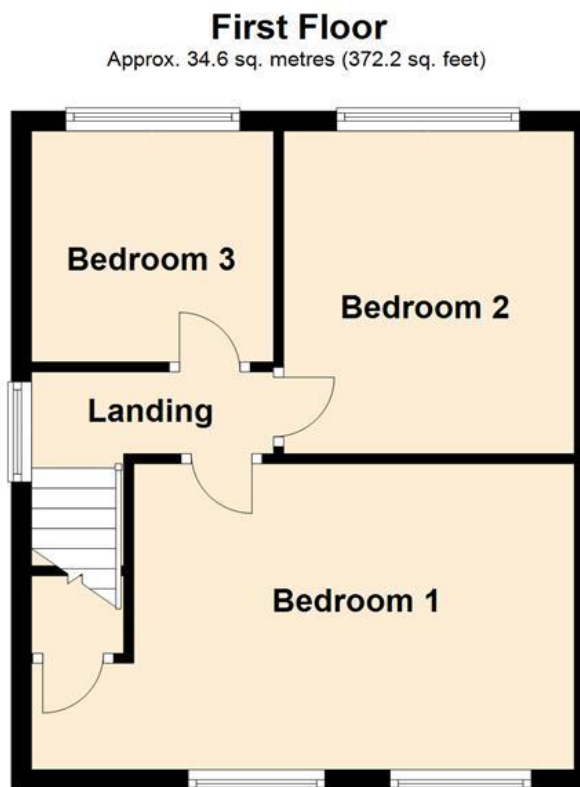
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 25th March 2025

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



Total area: approx. 69.2 sq. metres (744.4 sq. feet)

Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

