



Farrington Road, Erdington
Birmingham, B23 7HT

Offers in Excess of £250,000

Erdington

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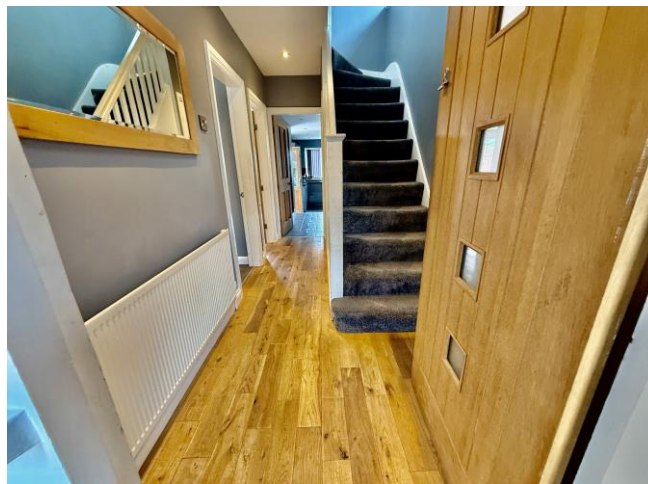
This superbly presented extended traditional style three bed semi-detached property occupies a convenient and sought after location set within close proximity of many local amenities including schools, shops and transport links.

Accessed via a recessed porch and a welcoming hall with under stairs store, the ground floor accommodation includes a lounge with bay window, dining room with garden access and a contemporary re-fitted kitchen with integrated fridge/freezer. The hall and dining room benefit from solid wood flooring.

To the first floor the three bedrooms are complimented by a stylish modern family shower room.

Outside a driveway provides off road parking for vehicles with secure rear access leading to a garage and South facing tiered 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 PRESENTED AND EXTENDED
SEMI-DETACHED PROPERTY
BRIEFLY COMPRISES;

Porch

Hall

Lounge 4.35m (14'3") x 3.33m (10'11")

Dining Room 3.33m (10'11") x 2.00m (6'7") max

Kitchen 2.00m (6'7") x 2.00m (6'7")

Landing

Bedroom 1 4.48m (14'8") x 3.20m (10'6")

Bedroom 2 3.40m (11'2") x 3.11m (10'3")

Bedroom 3 2.34m (7'8") x 1.93m (6'4")

Shower Room

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 May 2025

Viewer's Note:

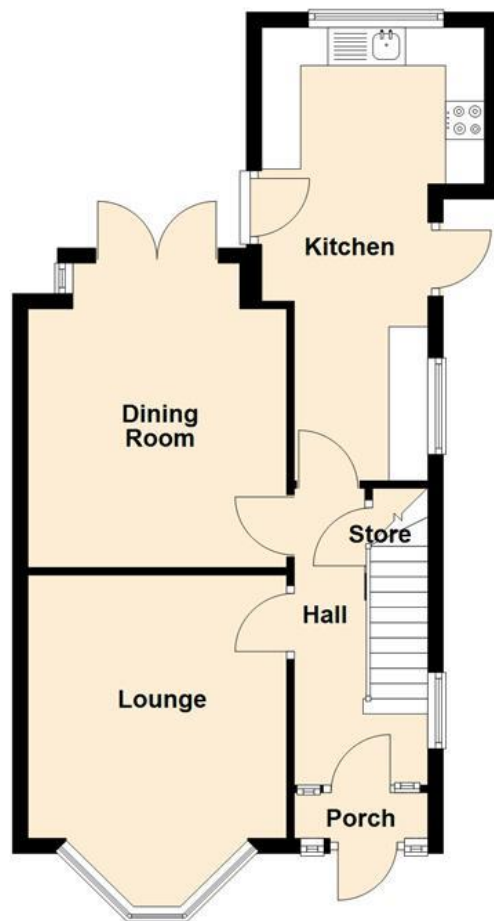
Services connected: Gas, electric, water and drainage
Council tax band: C
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

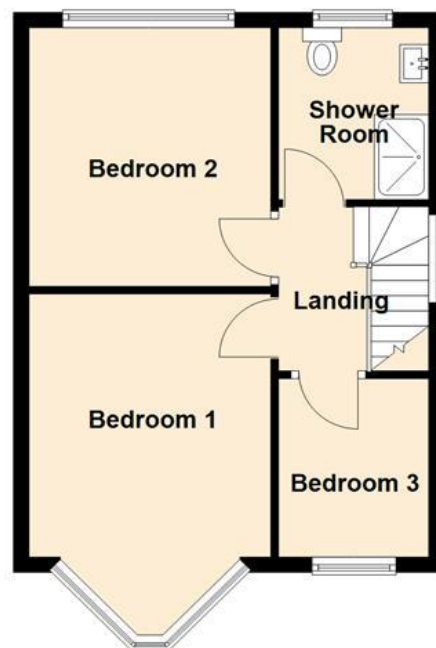
Ground Floor

Approx. 46.7 sq. metres (502.5 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.8 sq. feet)



Total area: approx. 82.9 sq. metres (892.3 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

