



Round Road, Erdington
Birmingham, B24 9SJ

£218,000

Erdington

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This superbly presented well extended three bedroom end of terrace property occupies a convenient location set within close proximity of many desirable local amenities including shops, schools and transport links.

Accessed via an enclosed porch the ground floor accommodation includes a well proportioned lounge, a contemporary style dining kitchen, bathroom extension with modern white suite and a conservatory garden room. The three first floor bedrooms are all beautifully decorated with bedroom one having built in storage and an original fireplace.

Outside a driveway offers off road parking for multiple vehicles along with secure gated side access to the attractive rear garden and patio.

An early viewing must be undertaken in order to fully appreciate the opportunity on offer and avoid disappointment.





Property Specification

**SUPERBLY PRESENTED
AND EXTENDED END OF TERRACE
BRIEFLY COMPRISES;**

Lounge 4.77m (15'8") x 3.48m (11'5")

Porch

Dining Kitchen 3.89m (12'9") x 2.37m (7'9")

Utility Lobby 2.01m (6'7") x 0.97m (3'2")

Bathroom

Garden Room

Landing

**Bedroom 1 3.89m (12'9") x 2.50m (8'2")
plus 0.02m (0'1") x 0.02m (0'1")**

**Bedroom 2 3.35m (11') x 2.44m (8')
plus 0.02m (0'1") x 0.02m (0'1")**

**Bedroom 3 2.43m (8') x 2.23m (7'4")
plus 0.02m (0'1") x 0.02m (0'1")**

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: 3rd July 2025

Viewer's Note:

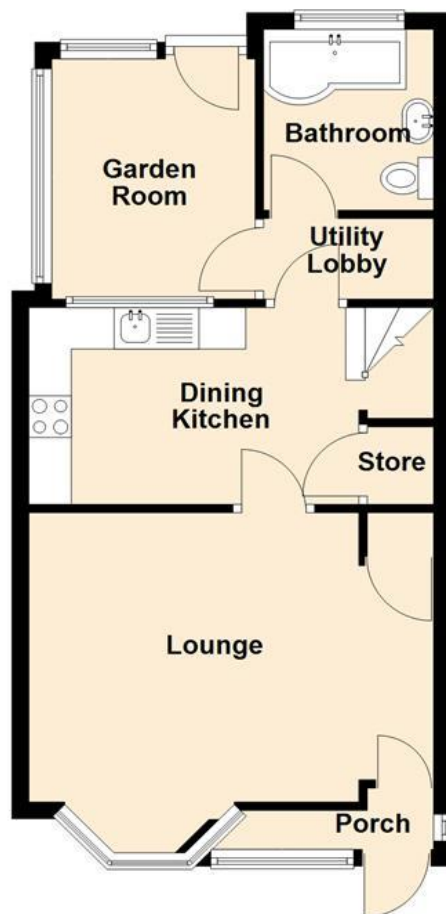
Services connected: Gas, electric, water and drainage
Council tax band: A
Tenure: Freehold

Floor Plan

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

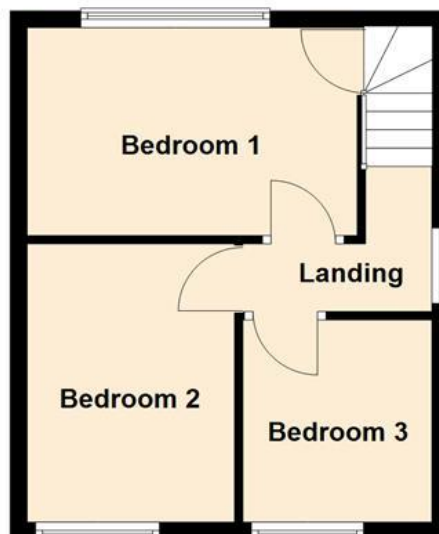
Ground Floor

Approx. 43.2 sq. metres (464.7 sq. feet)



First Floor

Approx. 28.4 sq. metres (305.6 sq. feet)



Total area: approx. 71.6 sq. metres (770.3 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

