



Ashley Road, Erdington,
Birmingham, B23 6BU

£180,000

£180,000



This superbly presented two bed period terrace occupies a convenient and sought after residential location set within close proximity of many local amenities including shops, schools and transport links both road and rail.

Offering the advantage of no onward chain the ground floor accommodation includes a well proportioned dining room with bay window to fore, separate dining room and modern style kitchen with breakfast room off.

To the first floor the two double bedrooms are complimented by a family bathroom with white suite including a panel bath with shower over.

Outside the property sits behind a fore garden with secure gated side access to a low maintenance rear garden.





Property Specification

THIS WELL PRESENTED PERIOD TERRACE PROPERTY
WITH TWO DOUBLE BEDROOMS
AND FIRST FLOOR BATHROOM
BRIEFLY COMPRISES;

Dining Room 3.40m (11'2") x 3.35m (11')

Lounge 3.35m (11') x 2.00m (6'7")

Kitchen 3.00m (9'10") x 1.88m (6'2")

Breakfast Room 3.78m (12'5") x 1.95m (6'5")

Landing

Bedroom 1 3.98m (13'1") x 3.40m (11'2")

Bedroom 2 3.70m (12'2") x 3.00m (9'10")

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: 3rd July 2025

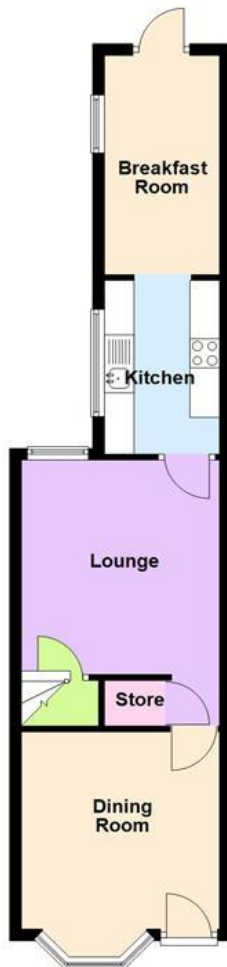
Viewer's Note:

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. 40.7 sq. metres (438.2 sq. feet)



First Floor
Approx. 38.0 sq. metres (409.3 sq. feet)



Total area: approx. 78.7 sq. metres (847.5 sq. feet)

Energy Efficiency Rating

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

Map Location

