



Oxford Road, Erdington
Birmingham, B23 6UX

£275,000

Erdington

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Ideally situated in this convenient location the property on offer sits within close proximity of many local amenities including shops, schools and transport links.

Offering the advantage of no onward chain the available accommodation is set over three floors (with an additional cellar) and offers great flexibility.

Currently offering shower rooms to the ground and first floors along with a ground floor kitchen and recently refitted first floor kitchen dining room there are three bedrooms and three reception rooms but could be used as five bedrooms and one reception with a generous garden to the rear having gated side access.

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





Property Specification

THIS RECENTLY DEVELOPED
CENTRALLY LOCATED
SEMI-DETACHED PROPERTY
BRIEFLY COMPRISES;

Porch

Hall

Cellar 4.96m (16'3") x 3.48m (11'5")

Kitchen 3.31m (10'10") x 2.87m (9'5")

Lounge 4.10m (13'5") x 3.86m (12'8")

Dining Room 4.05m (13'4") x 3.21m (10'6")

Breakfast Room 3.30m (10'10") x 2.87m (9'5")

WC

Shower Room

Conservatory / Garden Room

On the first floor;

Dining Room / Bedroom

4.05m (13'4") x 3.21m (10'6")

Bedroom 2 4.05m (13'4") x 3.21m (10'6")

Bedroom 3 3.77m (12'5") x 2.87m (9'5")

Bathroom

On the second floor;

Bedroom One

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: 29th 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



Energy Efficiency Rating

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

Map Location

