



Lindridge Road, Erdington
Birmingham, B23 7HX

£260,000

Erdington

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Ideally located for many sought after local amenities including shops, schools and transport links, this attractive traditional style three bed semi offers an excellent opportunity for buyers.

Accessed via a secure porch the ground floor accommodation consists of a welcoming hall with stairs to first floor, a through lounge dining room with bay window, log burner and garden access whilst a further entry leads into the kitchen with additional garden access.

The three first floor bedrooms are complimented by a family bathroom with white suite offering a separate panel bath and shower cubicle.

Outside the property sits behind a block paved driveway providing off road parking, whilst to the rear of the property there is an attractive mature garden with outbuildings, patio and oversized garage with secure gated access.

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





Property Specification

THIS SUPERBLY LOCATED TRADITIONAL STYLE
SEMI DETACHED PROPERTY
BRIEFLY COMPRISES;

Porch

Hall

Lounge Area 4.39m (14'5") x 3.32m (10'11")

Dining Area 3.43m (11'3") x 2.84m (9'4")

Kitchen 3.43m (11'3") x 2.22m (7'4")

Landing

Bedroom 1 4.51m (14'9") x 3.20m (10'6")

Bedroom 2 3.43m (11'3") x 3.13m (10'3")

Bedroom 3 2.35m (7'8") x 1.85m (6'1")

Bathroom

Garage

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: 6th August 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



Total area: approx. 97.9 sq. metres (1054.0 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

