



Enstone Road, Erdington
Birmingham, B23 5SD

£435,000

Erdington

£435,000

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This superbly extended generously proportioned semi-detached property occupies a most convenient and enviable cul-de-sac location set within close proximity of many sought after local amenities including shops, schools and transport links both road and rail. Set on the borders of Erdington, Boldmere and Wylde Green the property occupies a generous corner plot.

Accessed via an enclosed porch the ground floor accommodation includes a welcoming hall with doors leading to a dining room, separate lounge with conservatory off, a generous contemporary breakfast kitchen, garage/utility/store and ground floor shower room.

To the first floor the five bedrooms offer versatile living with bedroom three currently used as an additional lounge, all complimented by a family bathroom.

Outside a front drive provides off road parking for vehicles and access to the garage/utility. To the rear of the property there is a fabulous corner plot garden with patio and mature beds and borders.

An early viewing is essential in order to fully appreciate the opportunity on offer and avoid disappointment.





Property Specification

THIS SUPERBLY EXTENDED
SEMI DETACHED PROPERTY
BRIEFLY COMPRISES;

Porch

Hall

Dining Room 4.60m (15'1") x 2.97m (9'9")

Lounge 4.13m (13'6") x 3.33m (10'11")

Breakfast Kitchen 4.93m (16'2") x 3.11m (10'2")

Conservatory

Shower Room

Utility Garage Store 2.74m (9') x 2.46m (8'1")

Landing

Bedroom 1 4.66m (15'4") x 2.97m (9'9")

Bedroom 2 4.13m (13'6") x 3.33m (10'11")

Bathroom

Bedroom 3 / First Floor Living Room
3.66m (12') x 2.68m (8'10")

Bedroom 4 2.91m (9'6") max x 2.47m (8'1")

Bedroom 5 2.21m (7'3") x 2.11m (6'11")

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: 26th 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. 130.2 sq. metres (1401.0 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

