



Kirkwood Avenue, Erdington  
Birmingham, B23 5QQ

Offers in the Region Of £300,000

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This superbly extended and beautifully presented modern style two/three bed property occupies a most convenient and sought after location set within close proximity of local parks, shops, schools and transport links.

Accessed via an entrance porch the ground floor accommodation includes a fabulous dual aspect living room with family room/study/third bedroom off, a contemporary fitted kitchen and excellent conservatory/garden room.

To the first floor there are two double bedrooms and a family bathroom with modern white suite along with fitted access to a multifunctional boarded loft room having double glazed window to side.

Outside to the front is off road parking for vehicles along with a fore garden, whilst to the rear of the property there is a most attractive garden and patio having access to a stunning entertainment garden room with additional storage being suitable for a variety of uses.

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





### 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 September 2025

**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

## Property Specification

THIS SUPERBLY EXTENDED WELL PRESENTED MODERN END OF TERRACE BRIEFLY COMPRISSES;

Porch

Hall

Living Room  
7.08m (23'3") x 5.10m (16'9")

Family Room / Study / Bedroom  
3.326m (10'8") x 2.20m (7'3")

Kitchen 3.56m (11'8") x 2.61m (8'7")

Conservatory / Garden Room

Landing

Bedroom 1 3.58m (11'9") x 2.61m (8'7")

Shower Room

Bedroom 2 3.58m (11'9") max x 2.27m (7'5")

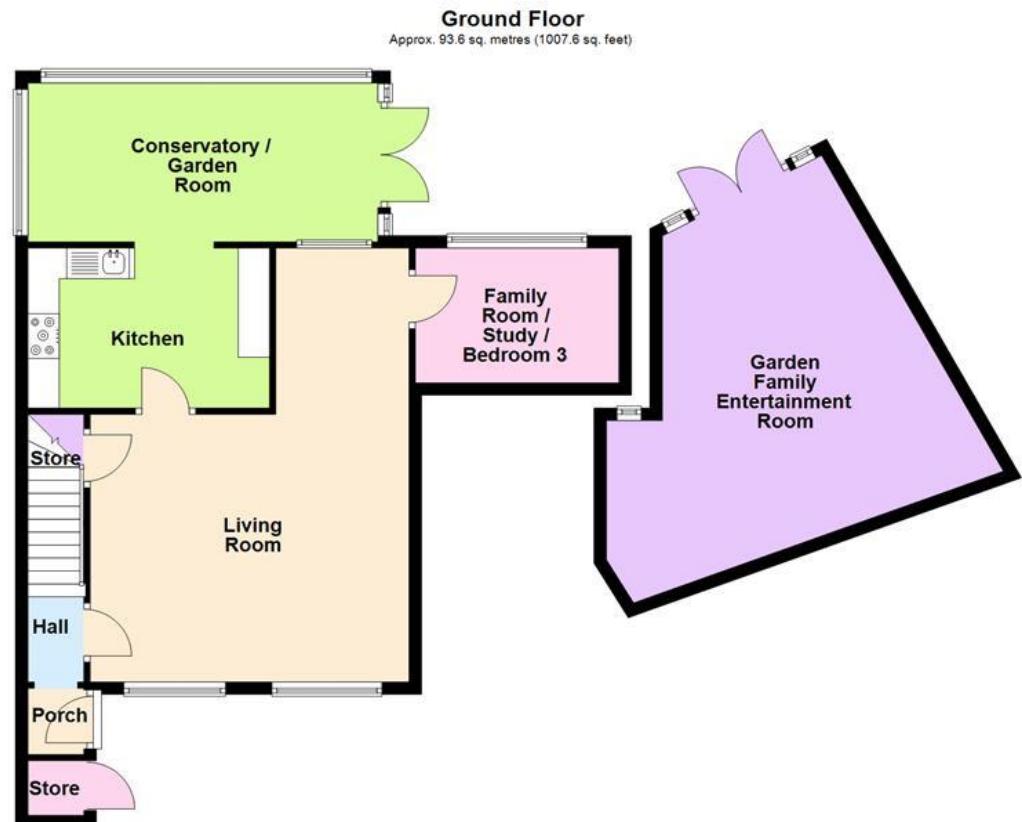
Garden Family Entertainment Room

### Viewer's Note:

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

# Floor Plan

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



## Energy Efficiency Rating



## Map Location

