



Edgware Road, Erdington
Birmingham, B23 6JH

£175,000

Erdington

£175,000



This conveniently located semi detached property occupies a sought after location set within close proximity of many popular local amenities including schools, shops and transport links.

Offering the advantage of no onward chain the accommodation on offer is accessed via an enclosed porch and hall with stairs to first floor and door to generous living room with bay to fore and under stairs store, a further door leads to the well proportioned kitchen and ground floor bathroom.

To the first floor there are three well proportioned bedrooms with the master having built in over stairs storage.

Outside there is a well stocked garden to the front with secure gated access to the rear garden and patio.

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





Property Specification

THIS CONVENIENTLY LOCATED
THREE BEDROOM
SEMI DETACHED PROPERTY
BRIEFLY COMPRISES

Porch

Hall

Living Room 4.21m (13'10") x 3.52m (11'7")

Kitchen 3.04m (10') x 2.82m (9'3")

Bathroom

Landing

Bedroom 1 4.00m (13'2") x 3.16m (10'4")

Bedroom 2 3.87m (12'8") x 2.57m (8'5")

Bedroom 3 2.82m (9'3") x 2.30m (7'7")

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: 9th September 2025

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

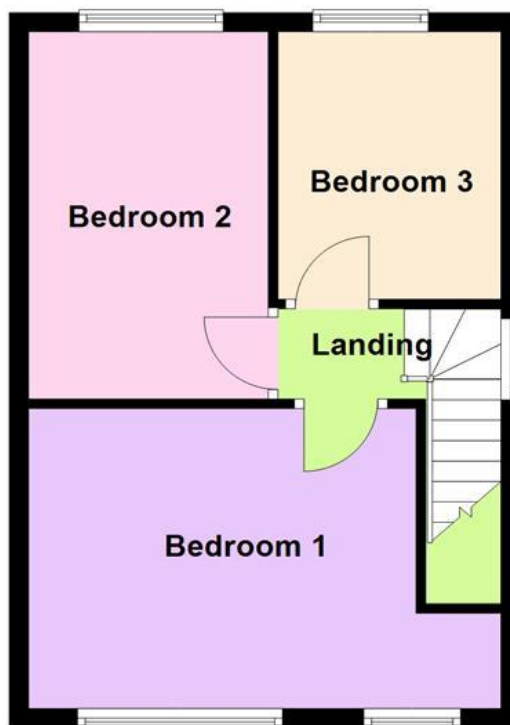
Ground Floor

Approx. 36.7 sq. metres (395.1 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.1 sq. feet)



Total area: approx. 72.4 sq. metres (779.2 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

Map Location

