



Baldmoor Lake Road, Erdington
Birmingham, B23 5QB

£210,000

Erdington

£210,000



Ideally situated for a host of local amenities including local parks, shops, schools and transport links, this modern style terraced property is well decorated throughout.

Accessed via a recessed porch with storage off, the accommodation includes a generous and welcoming hall with understairs store and doors leading to a well-proportioned living room and generous breakfast kitchen.

To the first floor there are three good size bedrooms along with a family bathroom and separate WC.

Outside the home sits behind a fore garden and to the rear there is a pleasant garden 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 CONVENIENTLY LOCATED
TERRACED PROPERTY
BRIEFLY COMPRISES;

Porch

Hall

Breakfast Kitchen 4.45m (14'7") x 2.67m (8'9")

Living Room 5.41m (17'9") x 3.34m (10'11")

Landing

Bedroom 1 4.60m (15'1") x 2.67m (8'9")

Bedroom 2 3.50m (11'6") x 3.34m (10'11")

Bedroom 3 2.52m (8'3") x 2.42m (7'11")

Bathroom

Separate WC

Agent's Note:

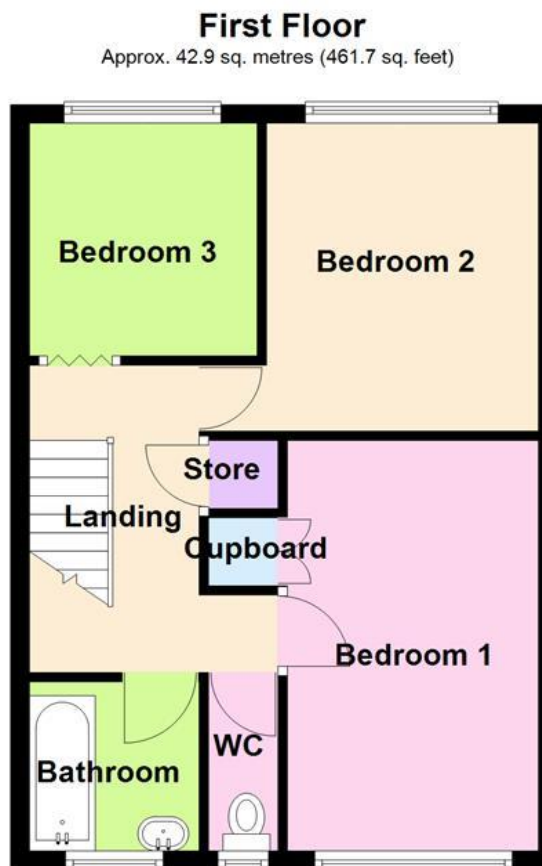
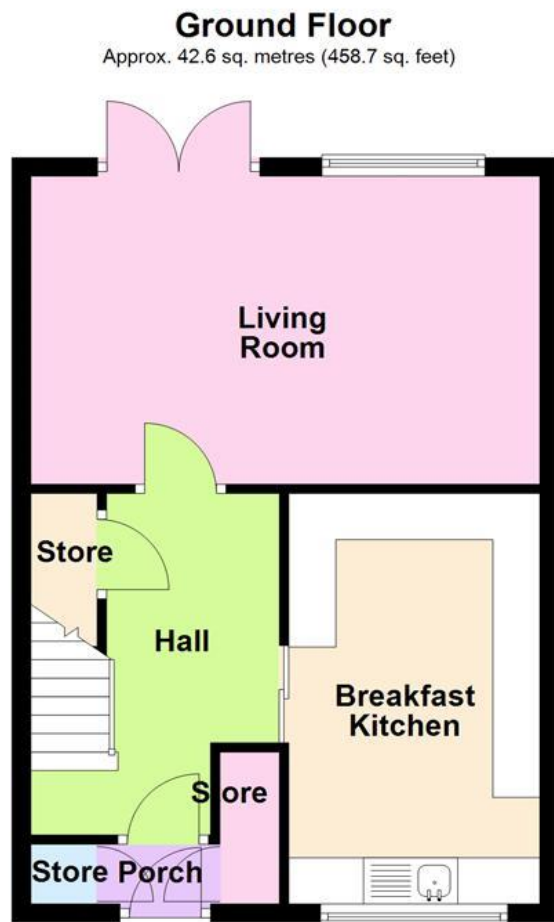
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 22nd 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



Total area: approx. 85.5 sq. metres (920.3 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		

Map Location

