

Marsh Lane, Erdington Birmingham, B23 6JA

£300,000

Erdington

£300,000

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This stunning extended three bedroom home has recently been the subject of a thorough program of renovations inside and out, creating a most desirable home with attractive rear views over parkland and being set close to many local amenities including shops, schools and transport links.

Accessed via a welcoming hall with feature staircase boasting glass balustrade, the ground floor accommodation includes a sumptuous lounge with bay window to fore, a cosy sitting room with media wall incorporating a feature fire, storage off and a contemporary fitted kitchen having central island, glass roof lantern and patio doors to the garden.

To the first floor the three well proportioned bedrooms are complimented by a re-fitted shower room with walk in shower.

Outside the property sits behind a lawned fore-garden with secure gated access to the landscaped rear garden.

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



















Property Specification

THIS ABSOLUTELY STUNNING EXTENDED TERRACED PROPERTY RECENTLY RENOVATED TO THE HIGHEST STANDARD BRIEFLY COMPRISES;

Hall

Sitting Room 4.15m (13'7") x 3.69m (12'1")

Lounge 4.46m (14'7") x 3.56m (11'8")

Breakfast Kitchen 4.09m (13'5") x 3.31m (10'10")

Landing

Bedroom 1 3.95m (12'11") x 2.82m (9'3")

Bedroom 3 2.92m (9'7") max x 2.00m (6'7")

Bedroom 2 3.81m (12'6") x 2.82m (9'3")

Shower Room

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: 28th October 2025

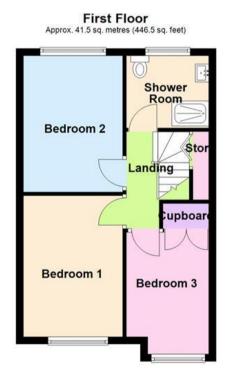
Viewer's Note:

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

Floor Plan

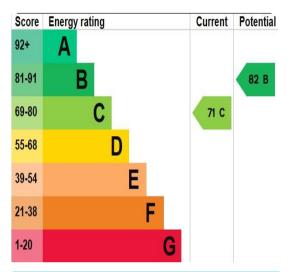
This floor plan is not drawn to scale and is for illustration purposes only





Total area: approx. 91.9 sq. metres (989.5 sq. feet)

Energy Efficiency Rating



Map Location











