



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.

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.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

