



109 Derrydown Road,
Birmingham, B42 1RX

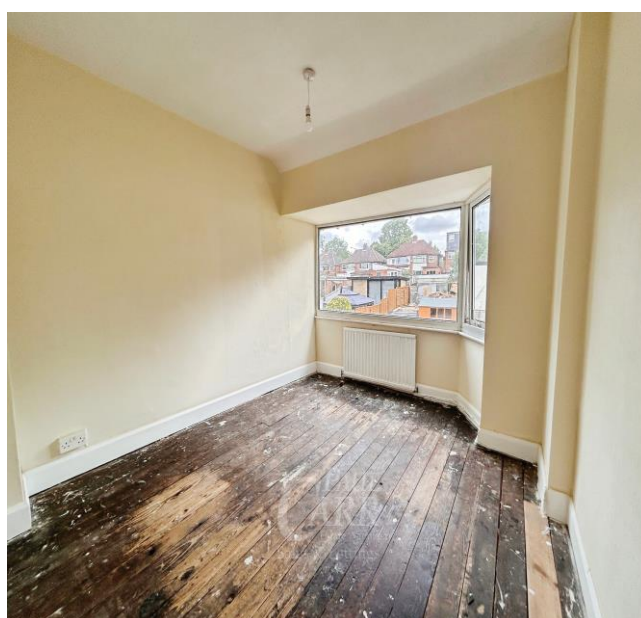
Offers Over £210,000

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No upward chain - this 3-bedroom semi-detached home offers an excellent opportunity for first-time buyers and investors alike. Situated in a popular and convenient location, this property is ready for a quick and hassle-free move. Perfect for those looking to make their mark, the property boasts scope to improve throughout, providing the ideal canvas for renovation or personalisation. The spacious through lounge/dining room provides a welcoming, open-plan space ideal for family living and entertaining. The well-presented kitchen is functional and ready to use, with plenty of potential for future enhancements. Upstairs, you'll find two good-sized double bedrooms and a third single bedroom, all offering ample space and flexibility. The family bathroom provides an excellent opportunity to add your own touch and enhance the space further. Outside, the property benefits from a front driveway, offering convenient off-street parking. To the rear, a spacious garden provides a perfect setting for outdoor activities and further development. The large double garage at the back of the property, accessed via a gated rear right of way, offers additional storage or potential for conversion (subject to planning). This home truly offers something for everyone, from first-time buyers seeking a comfortable base to investors looking for a promising property with plenty of potential. Viewing is highly recommended!





Property Specification

NO UPWARD CHAIN
THREE BEDROOMS
SEMI DETACHED
IDEAL FIRST TIME HOME
PERFECT INVESTMENT OPPORTUNITY

Garage

Lounge / Dining Room 6.87m (22'6") max x 2.96m (9'9") plus 12.92m (42'5") x 12.92m (42'5")

Reception Hall

Kitchen 2.53m (8'4") x 1.50m (4'11")

Bedroom 2 3.28m (10'9") into bay x 2.89m (9'6")

Bedroom 3 1.87m (6'2") x 1.74m (5'9") plus 12.66m (41'6") x 12.66m (41'6")

Bedroom 1 3.41m (11'2") max x 3.02m (9'11") plus 12.66m (41'6") x 12.66m (41'6")

Bathroom 1.70m (5'7") x 1.48m (4'10") plus 12.66m (41'6") x 12.66m (41'6")

Landing

Agent's Note:

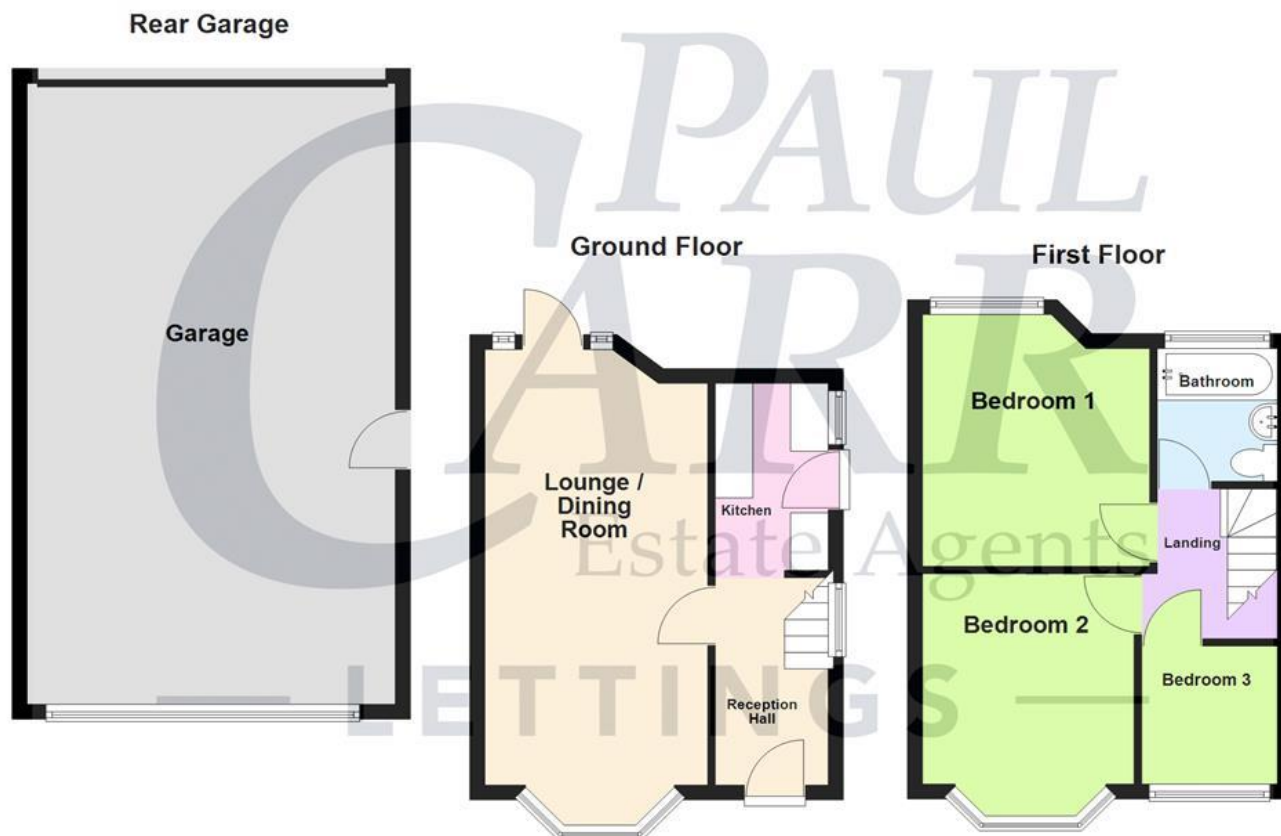
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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 July 2025

Viewer's Note:

Services connected:
Council tax band: B
Tenure: Freehold years remaining, lease from
Ground Rent: £0
Service Charge: £0
Restrictions:

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

