



Witton Lodge Road, Erdington
Birmingham, B23 5AP

Offers Over £190,000

Erdington

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This three-bedroom terraced family home, ideal for First Time Buyers and situated on this popular road, close to local shops and benefitting from a lovely open aspect to the front.

Set behind a driveway for two cars, the property is accessed via an entrance hall with stairs off and a door leads to the lounge with a feature fireplace and a large window to the front. The kitchen has a range of fitted units with spaces for a washing machine, cooker and fridge freezer, there is a window and door to the garden and a door leads to the well-appointed bathroom with a modern white suite, P shaped bath with shower over, wall tiling, understairs storage cupboard and a window to the rear.

On the first floor there are three bedrooms, the master is a spacious double with a window to the front, wall mounted central heating boiler and a storage cupboard over the stairs, the second bedroom is also a double with a window to the rear whilst the third bedroom is an excellent size with a window to the rear.

Outside the large patio area provides ample space for garden furniture, there is a gated side entry and steps lead down to the good size lawn and viewing is a must of this double glazed and centrally heated home.





Property Specification

THREE BEDROOMS
MID TERRACED
IDEAL FOR FIRST TIME BUYERS
POPULAR LOCATION
DRIVE WAY FOR TWO CARS

Lounge
4.08m (13'5") max x 3.67m (12')

Kitchen
3.14m (10'4") x 2.63m (8'8")

Bathroom
2.63m (8'8") x 1.78m (5'10")

Bedroom 1
5.70m (18'8") max x 3.11m (10'2")

Bedroom 2
3.24m (10'8") x 3.00m (9'10")

Bedroom 3
2.60m (8'6") 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: 10th February 2024

Viewer's Note:

Services connected: Gas Electric Water Drainage

Council tax band: A

Tenure: Freehold

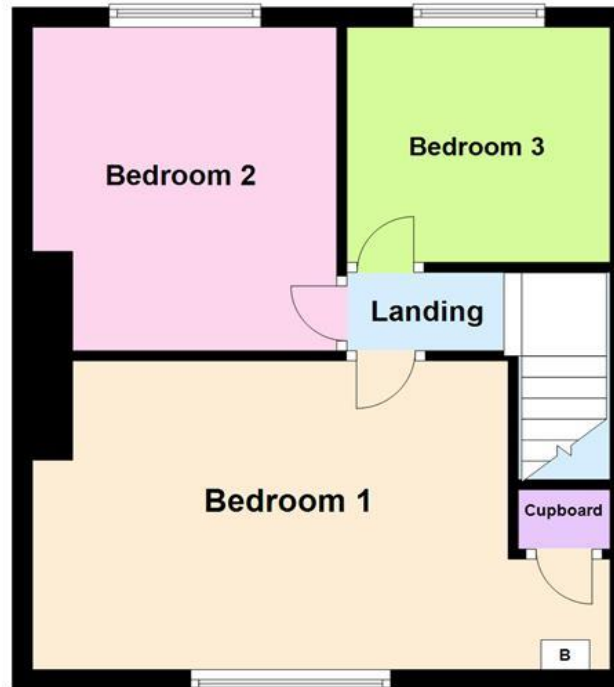
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Map Location

