



Wendover Road, Erdington  
Birmingham, B23 5GG

£280,000



# Erdington

£280,000



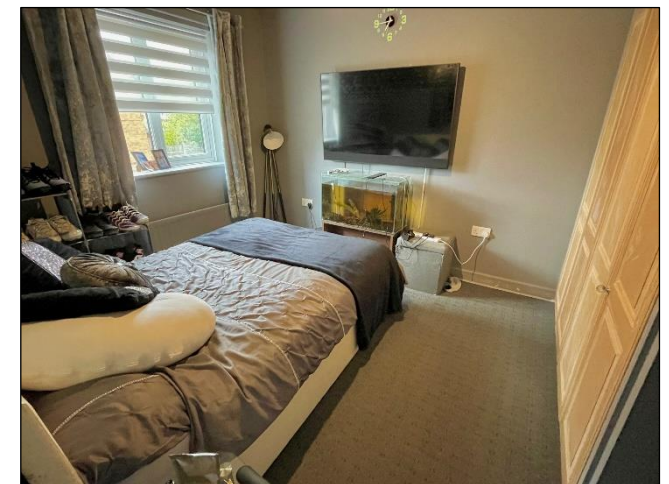
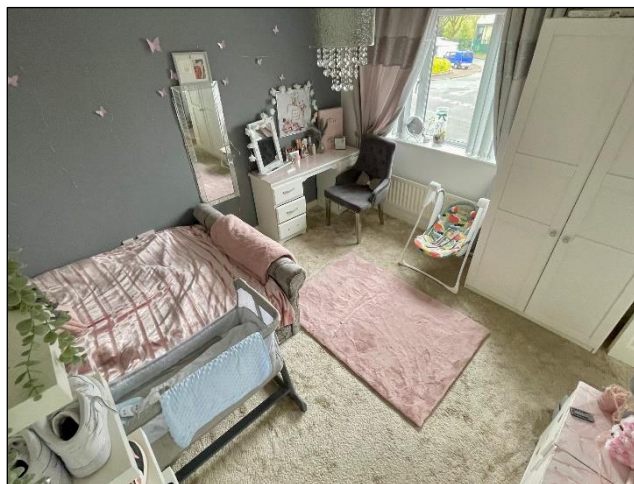
This immaculately presented and individually designed, Semi Detached property is set on this modern development and is perfect for a growing family with an extremely versatile layout and a garage conversion providing bedroom four.

Positioned behind a driveway allowing parking for two cars, the property is entered via an entrance hall with a door to the dining kitchen and an opening into the utility which has fitted cupboards, space for a washing machine, wall mounted boiler and a window to the front. The modern style dining kitchen offers a wide range of units, including an integrated oven, hob and extractor, space for a table and chairs and a door to the rear. A door leads to the stairway and double doors open into the impressive extended lounge with a window to the rear and built in media centre and display unit.

Upstairs the main bedroom is a good-sized double with a window to the front and access to an en-suite shower room with a wash basin, WC and shower cubicle and the second room is another good size double with built in wardrobes and a window to the rear.

The third bedroom is a good size and has a window to the rear, whilst the bathroom has a white suite with a P shaped bath with shower over, WC, wash basin, wall tiling and window to the side. There is a staircase off the landing providing access to the useful loft area.

Outside the rear garden is mainly lawned with a patio area, gated side entrance an viewing is highly recommended to appreciate all this double glazed and centrally heated home has to offer.







## Property Specification

IMMACULATLY PRESENTED  
FOUR BEDROOMS  
SEMI DETACHED  
VERSATILE LAYOUT  
GARAGE CONVERSION

Extended Lounge  
5.07m (16'8") x 3.19m (10'6")

Dining Kitchen  
6.06m (19'11") x 2.00m (6'7") max

Bedroom 4  
4.84m (15'11") x 2.23m (7'4")

Utility  
1.81m (5'11") x 1.64m (5'5")

Bedroom 1  
4.12m (13'6") max x 3.48m (11'5") max

En-suite  
2.08m (6'10") x 1.26m (4'2")

Bedroom 2  
3.47m (11'5") x 2.90m (9'6")

Bedroom 3  
2.75m (9') x 2.36m (7'9")

Bathroom  
2.20m (7'2") x 1.80m (5'11")

Useful Loft Space  
5.75m (18'10") x 3.99m (13'1")

### 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: 23<sup>rd</sup> April 2024

### Viewer's Note:

Services connected: Gas Electric Water Drainage  
Council tax band: C  
Tenure: Leasehold 125 Years from 7/7/2000  
APPROX 101 years remaining.

Ground Rent: £50PA

Service Charge £0

# Floor Plan

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



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>	74	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

## Map Location

