



Abingdon Road, Erdington  
Birmingham, B23 5HR

**£300,000**

# Erdington

£300,000



Welcoming to the market this spectacular opportunity to purchase this four-bedroomed semi-detached home located on Abingdon Road. Situated close to good local schools, shops, amenities and is perfect for first time buyers and people looking to upsize.

Approached via a paved driveway suitable for one vehicle and entered through the front door. Upon entry you are welcomed by a hallway giving you access to the large lounge, dining area and WC. The kitchen offers an array of wall and base units, plenty of countertop space, sink unit with side drainer, gas hob and oven, and space for suitable fitted appliances. Heading upstairs you are presented with four double bedrooms, three of which have built in wardrobe space. The family bathroom consists of a bathtub with shower over, hand wash unit and WC.

Externally, the home has a well-sized private rear garden with a paved patio, lawned area and fencing to the perimeter. Viewing this home is highly recommended.





## Property Specification

FOUR DOUBLE BEDROOMS  
TWO RECEPTION ROOMS  
GOOD SIZED KITCHEN  
POPULAR RESIDENTIAL LOCATION  
DOWN STAIRS W/C

**Lounge**  
5.20m (17'1") x 3.02m (9'11")

**Kitchen**  
4.20m (13'9") x 2.90m (9'6")

**Dining Room**  
4.20m (13'9") x 2.90m (9'6")

**Bedroom 1**  
3.62m (11'11") x 3.60m (11'10")

**Bedroom 2**  
3.70m (12'2") x 3.62m (11'11")

**Bedroom 3**  
2.61m (8'7") max x 2.30m (7'7") max

**Bedroom 4**  
3.70m (12'2") x 2.30m (7'7")

**Bathroom**  
2.30m (7'7") x 2.10m (6'11")

### 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: 31<sup>st</sup> March 2025

### Viewer's Note:

Services connected: Gas Electric Water Drainage

Council tax band: C

Tenure: Freehold

# 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	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

