



Ercall Close, Erdington  
Birmingham, B23 7TJ

£220,000



# Erdington

£220,000



Offered with no upward chain, this deceptively spacious four bedroom end terraced is ideal for a growing family and is located in this popular cul de sac with a garage in the rear garden.

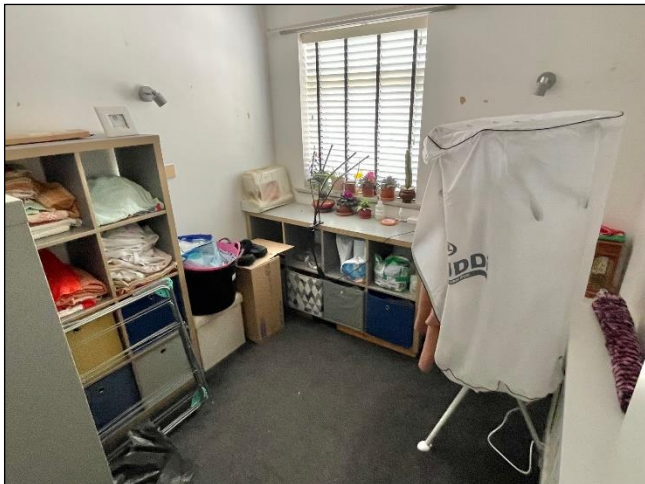
Accessed via a pedestrian walkway, the property is set behind a front garden with a porch having a cupboard off and a window and door lead to the reception hall with stairs off and a useful downstairs WC with a window to the front. The lounge is a good size with a window to the front and a feature fire surround whilst the kitchen has been refitted and has a range of units with spaces for a range cooker, washing machine and an under counter refrigerator, contrasting worktops and splashbacks, there is a cupboard off, window to the rear and a doorway opens into the dining room with a large cupboard off and patio doors to the garden.

On the first floor there are four bedrooms, the master is a good size double with a window to the front and the second bedroom is a spacious double with a window to the front and two over stairs storage cupboards. The third bedroom is also a great size double with a window to the rear whilst the fourth room is an excellent size and has a window to the rear. The bathroom has a white suite with a bath as well as a shower cubicle, wall tiling and a window to the rear.

Outside the rear garden has a patio area, flowers beds, there is a gate to the rear as well as a door to the garage which is accessed via the rear access road and this double glazed and centrally heated home must be viewed.







## Property Specification

NO UPWARD CHAIN  
FOUR BEDROOMS  
END TERRACED  
POPULAR CUL DE SAC LOCATION  
GARAGE IN REAR GARDEN

**Lounge**  
4.99m (16'4") x 3.56m (11'8")

**Dining Room**  
3.43m (11'3") x 3.34m (10'11")

**Kitchen**  
3.43m (11'3") x 3.09m (10'2")

**Bedroom 1**  
3.64m (11'11") x 3.55m (11'8")

**Bedroom 2**  
3.53m (11'7") x 3.23m (10'7") max

**Bedroom 3**  
3.54m (11'7") x 3.14m (10'4")

**Bedroom 4**  
2.58m (8'6") x 2.42m (7'11")

**Bathroom**  
2.54m (8'4") x 2.00m (6'7")

### 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: 15t September 2025

### Viewer's Note:

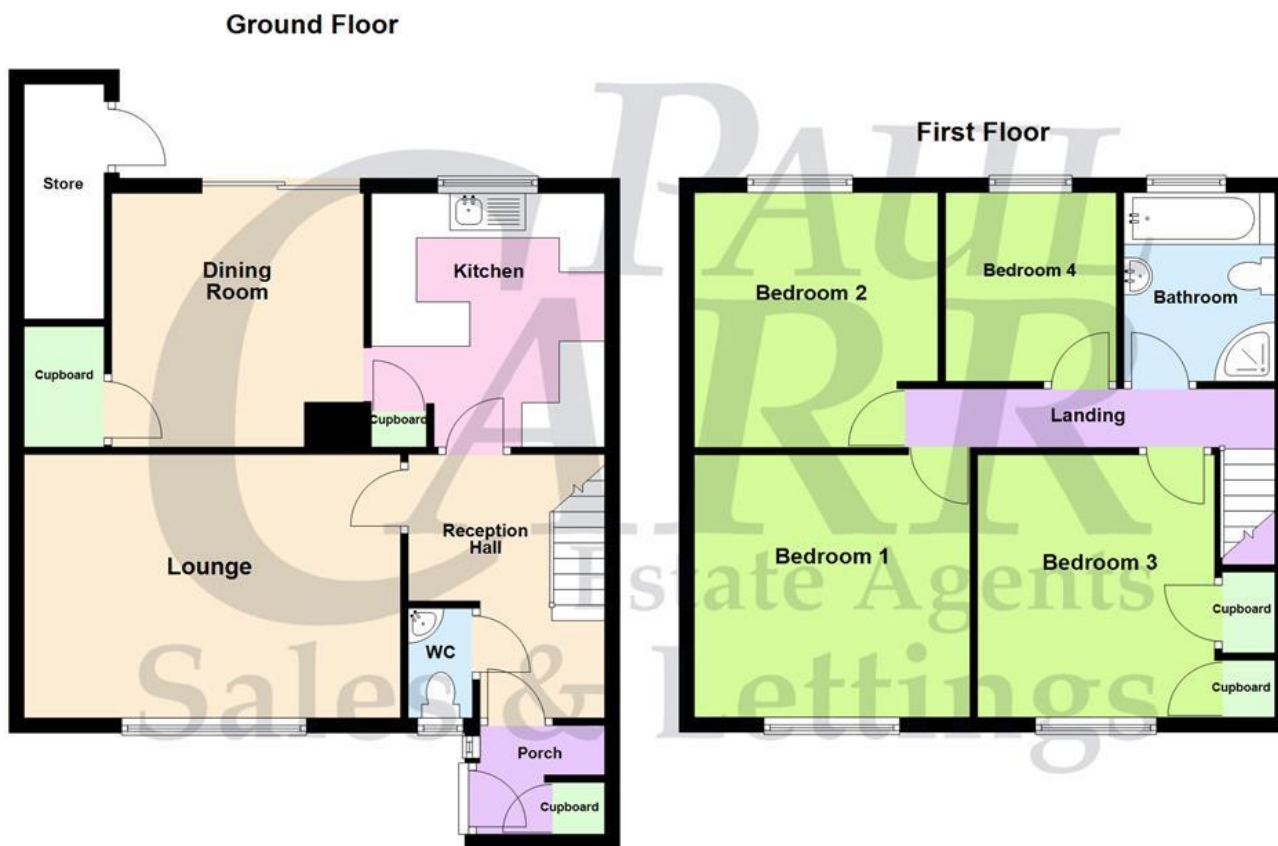
Services connected: Gas Electric Water Drainage

Council tax band: B

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             |         |           |
| 69-80 | C             | 72 C    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Map Location

