

Cottons

CHARTERED SURVEYORS

33 Montague Road, Erdington,
Birmingham, B24 8EG

Offers in the Region Of
£180,000



- Spacious Mid Terrace Home
- Three Good Bedrooms
- Downstairs WC
- EPC Rating: D
- Two Reception Rooms
- First Floor Bathroom with WC

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
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A HIGHLY SPACIOUS mid terrace home with TWO RECEPTION ROOMS, THREE GOOD BEDROOMS and TWO WCs in a highly convenient location in Erdington. REQUIRING MODERNISATION.

Benefiting from uPVC double glazing and combi gas central heating, this ideal first time purchase or family home comprises; fore garden, hallway, WC, living room, dining room, kitchen, three good bedrooms, first floor bathroom with WC and rear garden.

Property Tenure

Freehold

Council Tax Band

A

EPC Rating

D

Location

The property is situated in a convenient residential location just off Tyburn Road (A38), located:

- circa. 0.9 miles from Gravelly Hill Train Station.
- circa. 1.2 miles from Erdington High Street.
- 3.4 miles from Birmingham City Centre.

Description

A unique two storey 'corner' mid terrace home of brick construction.

The property has highly spacious accommodation but would benefit from general modernisation throughout. Benefiting from uPVC double glazing, composite front entry door and combi gas central heating.

Accommodation

Please refer to floor plan for room measurements.

Ground Floor

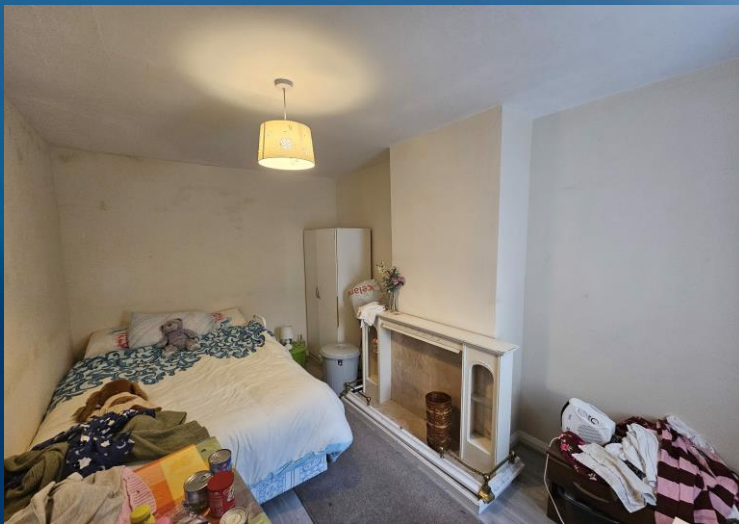
Hallway, WC, living room, dining room, spacious kitchen.

First Floor

Stairs and landing, bedroom one (double), bedroom two (double), bedroom three (small double or large single), bathroom with WC.

Outside

Front fore garden and rear garden.



Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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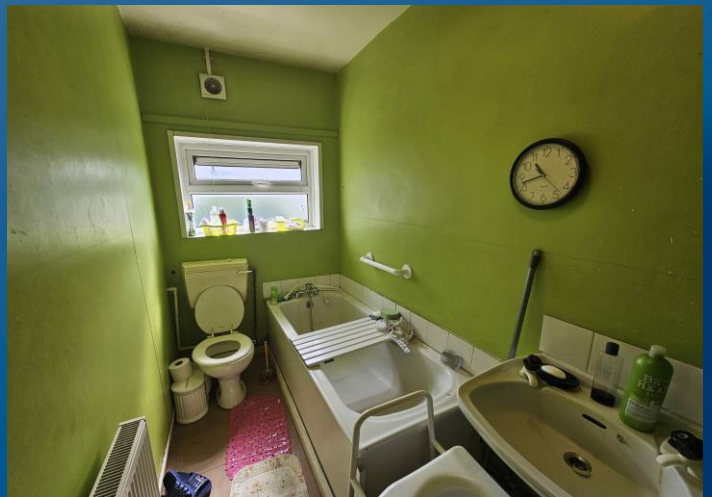
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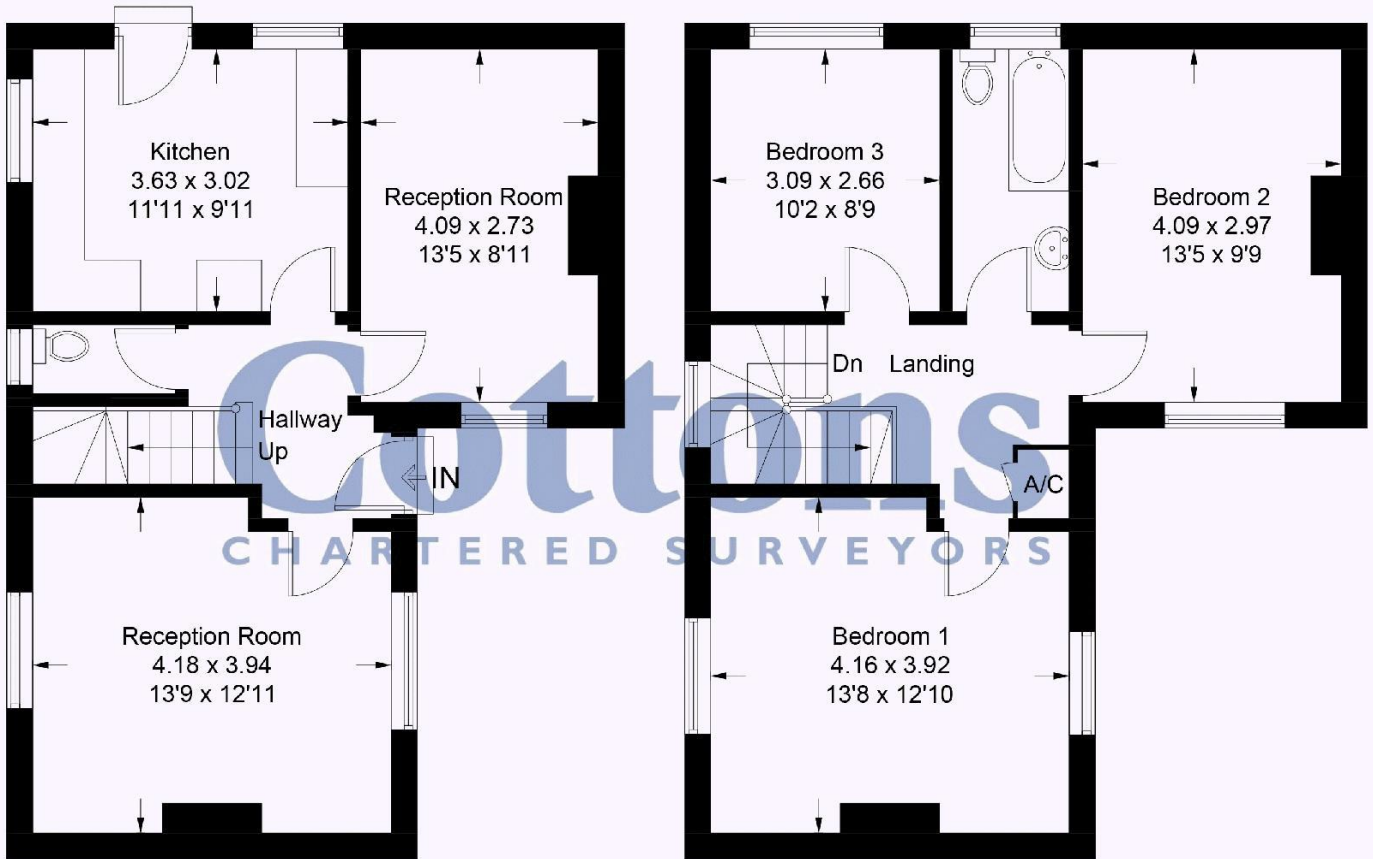


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33 Montague Road

Approximate Gross Internal Area = 98.5 sq m / 1060 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1110495)

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This plan is for illustration purposes only and may not be to scale or representative of the property.