



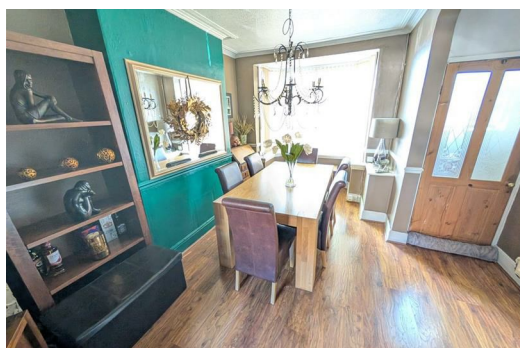
Milverton Road, Erdington Birmingham B23 6ES £195,000

Nestled on the charming Milverton Road in Erdington, this delightful terraced house, built in 1930, presents an excellent opportunity for those seeking a family home in a popular location. With three bedrooms, this property offers ample space for a growing family or those looking to enjoy the comfort of extra room.

The inviting reception room serves as a perfect gathering space, ideal for both relaxation and entertaining guests. The layout of the house is designed to maximise space, ensuring that every corner is utilised effectively. The bathroom is conveniently located, catering to the needs of the household.

One of the standout features of this property is the off-road parking, providing a secure space for one vehicle, a valuable asset in this bustling area. The house is situated close to the town centre, making it easy to access a variety of shops, restaurants, and local amenities, enhancing the convenience of daily life.

This spacious home is not only practical but also offers a warm and welcoming atmosphere, making it an ideal choice for families or individuals looking for a comfortable living environment. With its blend of character and modern convenience, this property is sure to attract interest from those wishing to settle in a vibrant community. Don't miss the chance to make this charming house your new home.



Vestibule Entrance

Having entrance door and door off which leads:

Dining Area

15'1" x 12'3" (4.59m x 3.73m)

Having Wood flooring, central heating radiator, power points, Upvc double glazed flush bay window, step up and opening to:

Lounge Area

12'2" x 12'3" (3.71m x 3.73m)

Having Adams style feature fireplace with inset coal effect fire, wooden flooring, power points, central heating radiator and Upvc double glazed flush window.

Inner Lobby

Having cloaks cupboard, stairs to the first floor landing and door off which leads:

Kitchen

16'4" x 6'11" (4.98m x 2.11m)

Having a Belfast sink set in a granite effect work surface with fitted units above and below, adjacent granite effect worksurface with flush fitted halogen hob and stainless steel extractor hood above, built in oven & grill, fitted wall units, further matching granite effect breakfast bar with fitted units below. Tiled splash back to work surfaces, power points, central heating radiator, central heating boiler, two Upvc double glazed flush windows and exit door to the rear garden patio.

Landing

Having Upvc double glazed flush window, loft access and doors off which leads:

Bedroom 1

11'4" x 12'0" (3.45m x 3.66m)

Having wooden flooring, power points, central heating radiator and Upvc double glazed flush window.

Bedroom 2

12'3" x 9'4" (3.74m x 2.85m)

Having power points, central heating radiator and Upvc double glazed flush window overlooking the rear garden.

Bedroom 3

7'7" x 7'0" (2.30m x 2.13m)

Having power points, central heating radiator and Upvc double glazed flush window overlooking the rear garden.

Shower Room

Having a white suite comprising of a shower cubicle with fitted shower, wash basin set in a vanity unit and low level WC. Central heating radiator and Upvc double glazed frosted flush window.

Outside

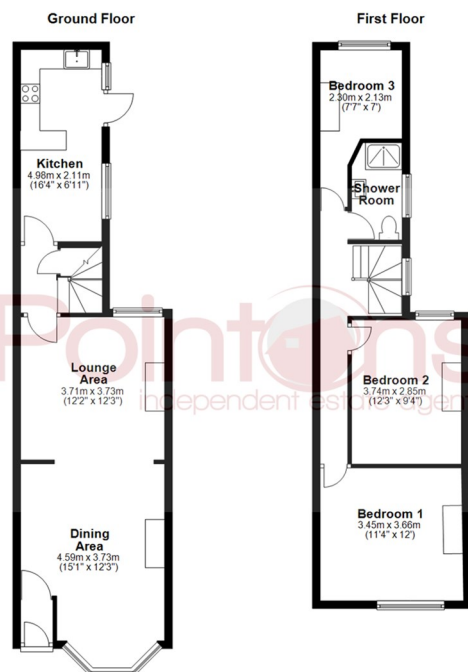
To the front is a block paved driveway providing off road parking. To the rear is a courtyard paved patio with steps up to lawn and boundary fencing.

Tenure

We are advised that the property is Freehold, however, it is recommended this is confirmed by your legal representative. We can confirm the council tax band is A payable to BCC, EPC rating TBC

General

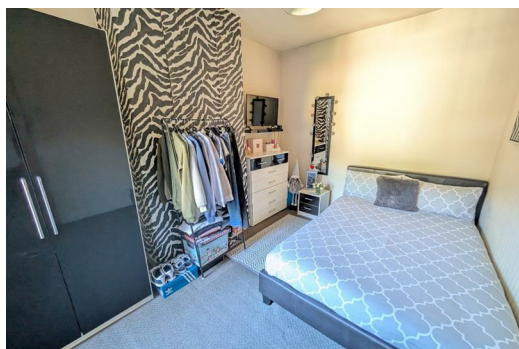
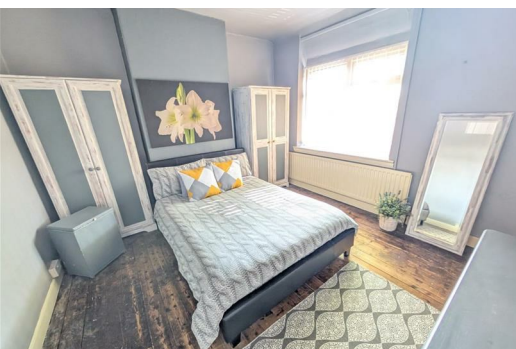
Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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