



Wheelwright Road, BIRMINGHAM



# Wheelwright Road, BIRMINGHAM B24 8HD

for sale offers in excess of  
**£260,000**



## Property Description

A substantial and well-proportioned four-bedroom mid-terraced home, ideally positioned on the sought-after Wheelwright Road in Erdington. This double-fronted property offers generous living space across two reception rooms and a spacious kitchen, making it an ideal choice for families seeking room to grow.

The accommodation comprises an entrance porch and hallway, two reception rooms, a kitchen, a ground floor shower room, four good-sized bedrooms, and a first-floor bathroom. Outside, the property benefits from a substantial rear garden offering excellent potential for outdoor living.

Located in a popular residential area, the home is well placed for local amenities including schools, shops, transport links, and access to major road networks. Offered with no upward chain

## Lounge

17' 9" x 12' 1" ( 5.41m x 3.68m )

## Dining Room

13' 5" x 10' 2" ( 4.09m x 3.10m )

## Kitchen

10' 3" x 10' 2" ( 3.12m x 3.10m )

## Bedroom One

Irregular Shaped Room 10' 8" Into max x 10' ( 3.25m Into max x 3.05m)

## Bedroom Two

10' 2" x 6' 9" ( 3.10m x 2.06m )

## Bedroom Three

.6' 7" x 8' 9" ( 2.01m x 2.67m )

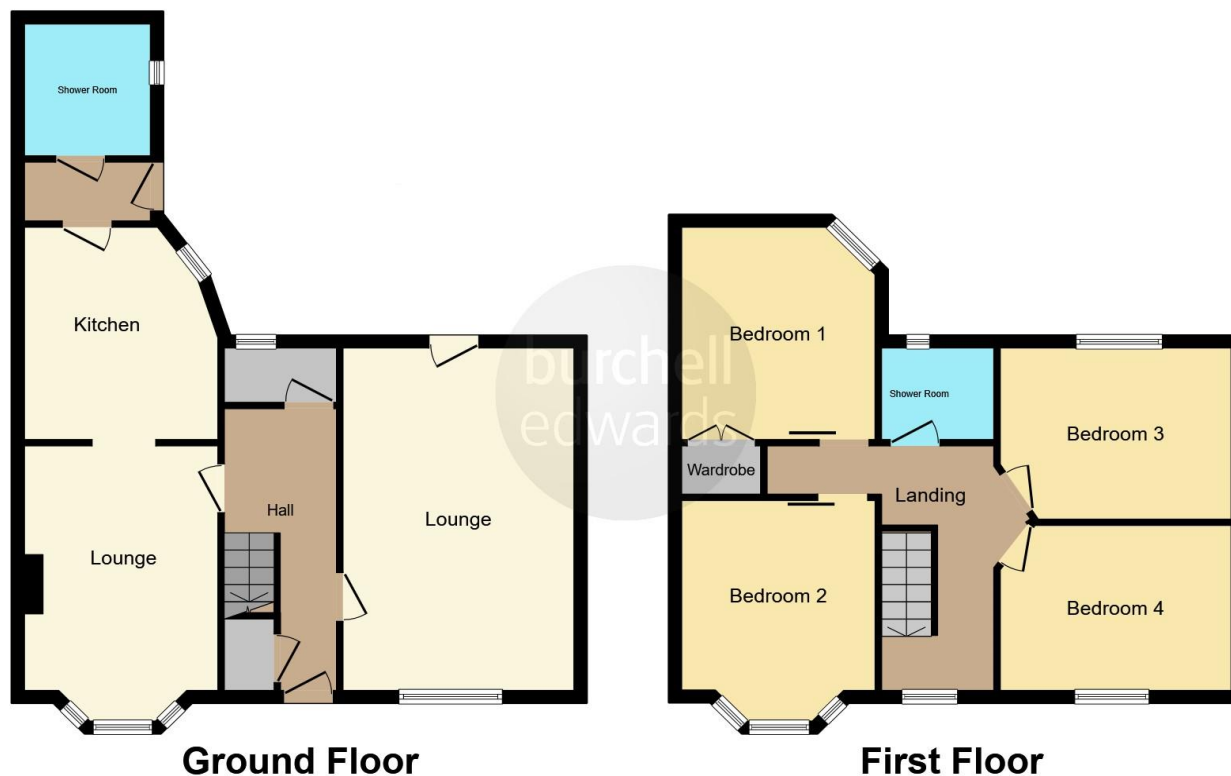
## Bedroom Four

6' 7" x 8' 9" ( 2.01m x 2.67m )









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: Awaited**

Tenure: Freehold

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