



Fenthams Road, Erdington, Birmingham

**burchell
edwards**

Fenthams Road, Erdington, Birmingham, B23 6AA

for sale offers in excess of
£230,000



Property Description

Positioned in the heart of Erdington, this unique former caretaker's house presents a rare opportunity to acquire a sizeable and characterful freehold home with distinctive period architecture. The property sits behind a secure gated frontage and offers a generous internal layout across two floors, with further potential to add value through cosmetic updating.

The ground floor provides a dual-aspect living room with bay window, a second spacious reception/dining room, and a modernised kitchen with an integrated oven, and separate utility room. Upstairs, the layout includes three well-proportioned bedrooms and a traditional family bathroom fitted with both a walk-in shower and separate bathtub.

Externally, the property enjoys a low-maintenance walled courtyard to the rear-private and ideal for outdoor dining-with original outbuilding storage. Further benefits include gas central heating, a mix of parquet and wood-effect flooring, and excellent natural light throughout.

Located just off Fenthams Road in central Erdington, the house is walking distance from Gravelly Hill Train Station and close to major commuter routes. It is within walking distance of High Street shops and local amenities making it appealing to both families and professional buyers.

Entrance Hall

Spacious hallway with original tiled floor, stairs rising to first floor, under-stair storage recess, and access to two reception rooms and kitchen.

Living Room

14' 7" INTO BAY x 11' 2" (4.45m INTO BAY x 3.40m)

Front-facing reception with bay window, original herringbone flooring, feature fireplace surround and ample wall space for furnishings. A character-filled room ideal as a formal lounge or main living area.

Dining Room

12' 1" x 11' 5" (3.68m x 3.48m)

Rear-facing second reception room. Finished with wood-style flooring and neutral décor, offering flexibility as a family room, dining space or office.

Kitchen

11' 5" x 8' 3" (3.48m x 2.51m)

Modernised with white gloss units, and integrated oven with gas hob. Door to utility and rear garden. Dual aspect windows bring in plenty of natural light.

Utility Room

8' 3" x 5' 1" (2.51m x 1.55m)

Practical rear utility with access to outside, fitted wall and base units and sink. Ideal for laundry and additional storage.

Rear Courtyard Garden

Private low-maintenance outdoor area with brick-built storage, gravel patio and trellis walling. Gated side access.

Bedroom One

13' 9" x 10' 4" (4.19m x 3.15m)

Front-facing double bedroom with three-panel window and feature alcove. Carpeted flooring and neutral walls.

Bedroom Two

11' 6" x 10' 2" (3.51m x 3.10m)

Generous rear-facing bedroom with two windows, radiator, and carpeted flooring

Bedroom Three

10' 1" into max x 7' 5" (3.07m into max x 2.26m)

Side-facing double room with two elevations of natural light

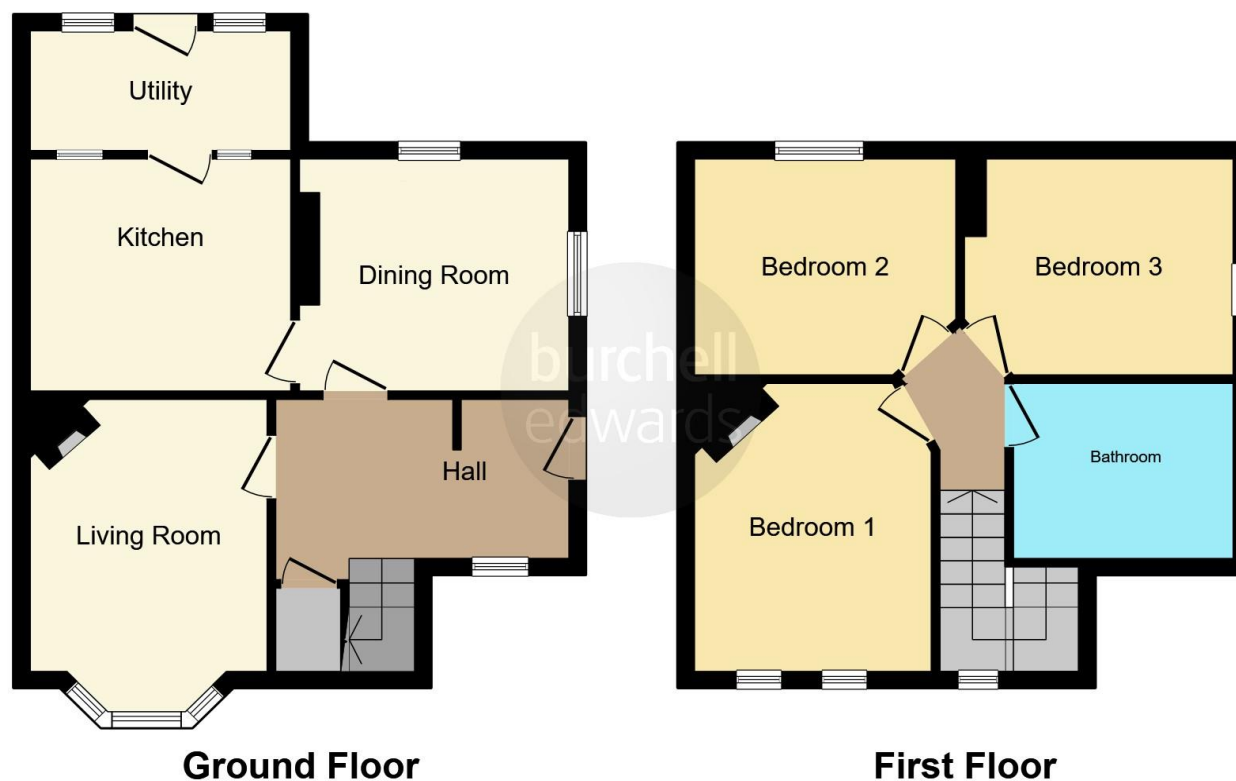
Bathroom

Fully tiled four-piece suite comprising bath, separate walk-in corner shower, WC and pedestal sink. Frosted double glazed window to rear.









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

To view this property please contact Burchell Edwards on

T 0121 373 6320
E erdington@burchelledwards.co.uk

Unit 3 Queens Court, Gravelly Hill Erdington
 BIRMINGHAM B23 6BJ

EPC Rating: Awaited
 Council Tax Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/ERD207253



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ERD207253 - 0004