



Somerset Road, Erdington, Birmingham

Somerset Road, Erdington, Birmingham, B23 6NJ

for sale offers in excess of
£250,000



Property Description

This charming three-bedroom terrace offers a well-balanced layout that blends character features with modern upgrades. Set over two floors, the home opens with a welcoming dining room to the front, ideal for entertaining, and flows through to a spacious lounge/family room at the heart of the property. To the rear, a fitted kitchen leads through to the ground floor bathroom, creating a practical everyday layout.

Upstairs are three good-sized bedrooms, providing flexible accommodation for families, couples, or professionals. Each room benefits from natural light, and the proportions allow for both double and single use. The interior has been thoughtfully styled with a mix of period features and contemporary finishes, giving the home a warm, individual feel.

Externally, the property enjoys a private rear garden with both patio and lawn sections, making it perfect for outdoor dining, gardening, or family use. The frontage offers traditional kerb appeal in keeping with the street scene, and the location itself is highly sought after.

Somerset Road is well positioned for access to Erdington High Street, transport links including Erdington and Chester Road train stations, and popular local schools. Boldmere's shops, cafes, and the Sutton Coldfield lifestyle hub are also within easy reach, adding to the property's appeal for family buyers.

Dining Room

13' 6" including bay x 8' 10" (4.11m including bay x 2.69m)
Front reception with feature fireplace and bay window, providing a bright and welcoming entrance

Lounge/Family Room

15' 4" including stairs x 12' 3" (4.67m including stairs x 3.73m)
Central living space with character fireplace and direct access to the kitchen

Kitchen

13' 5" x 6' 6" (4.09m x 1.98m)
Fitted with wall and base units, integrated oven, hob, and space for appliances, leading through to the bathroom.

Bathroom

Ground floor suite including bath with shower over, wash basin, and WC.



Bedroom One

12' 3" max x 11' 2" (3.73m max x 3.40m)
Front-facing double bedroom with period fireplace and fitted storage

Bedroom Two

12' 3" x 9' 4" max (3.73m x 2.84m max)
Front-facing double bedroom with period fireplace and fitted storage

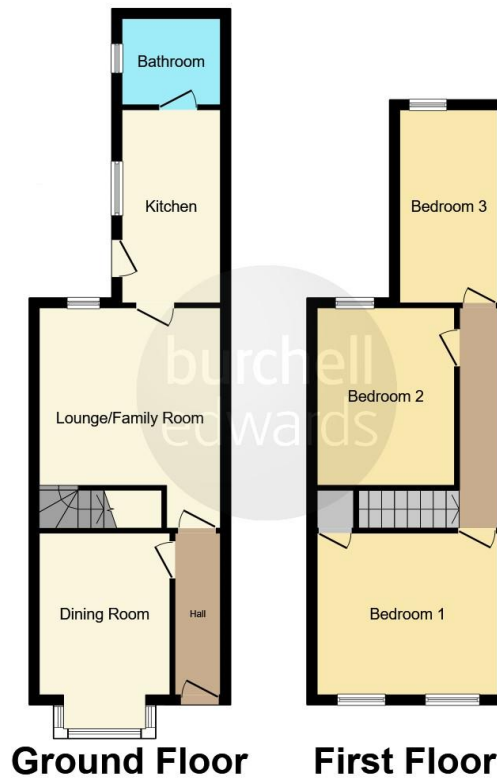
Bedroom Three

13' 4" x 6' 8" into max (4.06m x 2.03m into max)
Single room, ideal for a child's bedroom, guest room, or home office.









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

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EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

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