



Chartley Road, BIRMINGHAM



Chartley Road, BIRMINGHAM, B23 7PT

for sale offers in excess of
£250,000



Property Description

This traditional three-bedroom freehold family home on Chartley Road is ideally positioned in one of Erdington's most sought-after residential locations. Offering spacious rooms, period charm, and excellent potential for modernisation, it's an ideal opportunity for buyers looking to create a long-term home with character.

The property features two generous reception rooms, both with feature fireplaces and log burners that give a warm and inviting atmosphere. The front dining room benefits from a large bay window, while the rear lounge enjoys direct access to the private garden. The fitted kitchen sits at the rear of the home, with direct access to the outside space and clear potential for reconfiguration or extension, subject to planning.

Upstairs are three bedrooms alongside a shower room and separate WC. The main bedrooms are both good-sized doubles, and the third is well suited as a study or nursery. The home does not currently have a central heating system, though the log burners provide effective and characterful heating. Its generous layout and traditional design make it a strong base for improvement and long-term investment.

Externally, the property benefits from a private driveway, integral garage, and a mature rear garden offering plenty of scope for landscaping. Chartley Road is well-connected for local amenities, schools, and transport links, making this a fantastic opportunity for anyone seeking a family home in a convenient and popular Erdington setting.

Lounge

12' 10" x 12' 2" (3.91m x 3.71m)
Double glazed patio doors to rear elevation and log burner.

Dining Room

14' 11" x 10' 2" (4.55m x 3.10m)
Double glazed bay window to front elevation with feature fireplace and log burner.

Kitchen

8' 6" x 6' 7" (2.59m x 2.01m)
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer, space and connections for a range cooker and tiling to floor.

Bedroom One

11' 11" x 11' 8" (3.63m x 3.56m)
Double glazed window to rear elevation.

Bedroom Two

12' 6" x 10' 4" (3.81m x 3.15m)
Double glazed bay window to front elevation.

Bedroom Three

6' 7" x 6' (2.01m x 1.83m)
Double glazed window to rear elevation,

Garage

15' 9" x 8' 2" (4.80m x 2.49m)
Integral access; ideal for storage or conversion.

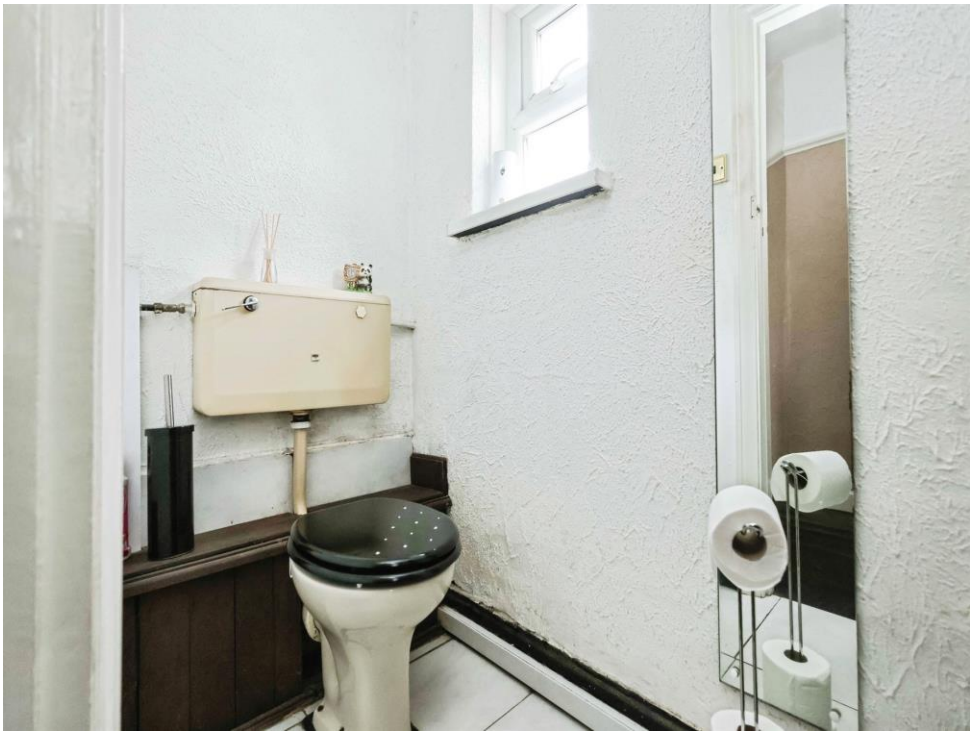
Shower Room

Double glazed window to rear elevation,
shower cubicle and wash hand basin.

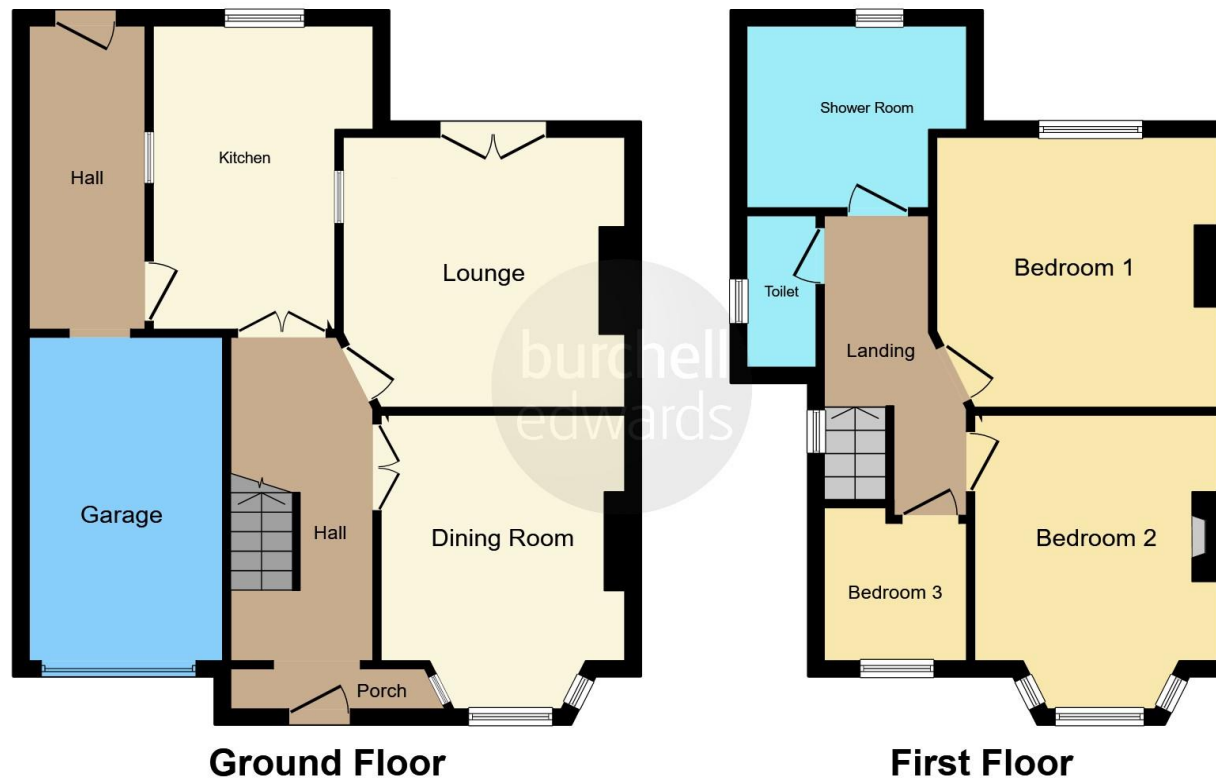
W.C

Double glazed window to side elevation and
W.C.









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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 BIRMINGHAM B23 6BJ

EPC Rating: F Council Tax
 Band: B

Tenure: Freehold

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