

for sale

£210,000 Freehold



Victoria Road Erdington Birmingham B23 7LR

A spacious 3 bedroom home with quick links to M6 & A38 into Birmingham City Centre. Having 2 reception rooms, a main family living area, good sized open kitchen with pantry room, 2 large double bedrooms with built in storage space & 3rd single bedroom & modern bathroom. Viewings highly recommended.

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Property Details

Entrance Hall

The property is accessed via a PVC front door, with access to the stairs, family lounge and dining room.

Family Lounge 18' 4" x 11' 3" maximum (5.59m x 3.43m maximum)

A dual aspect room with views over the front courtyard and rear garden, having radiator to wall, gas fireplace and door gives access to the kitchen

Dining Room 10' 5" x 9' 4" maximum (3.17m x 2.84m maximum)

Having front facing window overlooking the courtyard, radiator to wall and door gives access into the kitchen

Kitchen 13' 7" x 8' 6" maximum (4.14m x 2.59m maximum)

Comprising integrated cupboards, laminate work top, four ring gas hob, with filter hood over, two electric ovens, stainless steel sink and drainer unit, space and plumbing for a washing machine, space for a fridge/freezer, radiator to wall and built-in pantry offering excellent storage.

First Floor Landing

Being a good sized landing with radiator to wall.

Bedroom 1 12' 2" x 10' 1" maximum (3.71m x 3.07m maximum)

Having a front facing window overlooking the courtyard, fitted wardrobes with additional built-in cupboard space and radiator to wall.

Bedroom 2 12' 3" x 9' 4" maximum plus the recess (3.73m x 2.84m maximum plus the recess)

Having a front facing window overlooking the courtyard, space for wardrobes and radiator to wall.

Bedroom 3 8' 4" x 6' (2.54m x 1.83m)

Having a rear facing window overlooking the rear garden and radiator to wall.

Family Bathroom

Comprises a separate bath and corner shower cubicle, wash hand basin, low level flush WC, frosted window to the rear, radiator to wall and being fully tiled throughout.

Outside Front

Having a slabbed paving area, garden laid to lawn and hedge around the perimeter.

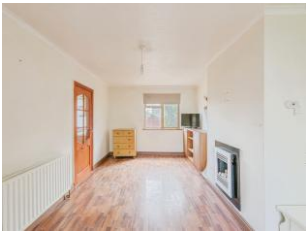
Rear Garden

Mainly garden laid to lawn with a slabbed patio area and fencing around perimeter.

Agent's Note:

Please note that an AML fee is chargeable to the buyer once

an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead





To view this property please contact Connells on

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Property Ref: SCO311598 - 0006

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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.

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