



Edgware Road, Erdington
Birmingham, B23 6JG

£195,000

Erdington

£195,000



Ideally situated for many local amenities including schools, shops and transport links, this well presented terraced property offers an excellent opportunity for buyers.

Accessed via an enclosed porch the ground floor accommodation includes a hall with stairs to the first floor and access to a generous lounge with under stairs storage and a well proportioned dining kitchen off, having further access to a pleasant conservatory garden room.

To the first floor there are two double bedrooms along with a family bathroom boasting a separate bath and shower cubicle.

To the front of the property a driveway provides off road parking for vehicles whilst a secure gated passage leads to the generous mature garden and patio.

An early viewing must be undertaken in order to fully appreciate the opportunity on offer and avoid disappointment.





Property Specification

THIS CONVENIENTLY LOCATED
WELL PRESENTED TERRACE PROPERTY
AVAILABLE WITH NO ONWARD CHAIN
BRIEFLY COMPRISES;

Porch

Hall

Living Room 4.21m (13'10") x 3.67m (12') max

Dining Kitchen 4.60m (15'1") x 2.82m (9'3")

Conservatory

Landing

Bedroom 1 3.67m (12') x 3.30m (10'10")

Bedroom 2 3.89m (12'9") x 2.70m (8'10")

Bathroom

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 16th February 2026

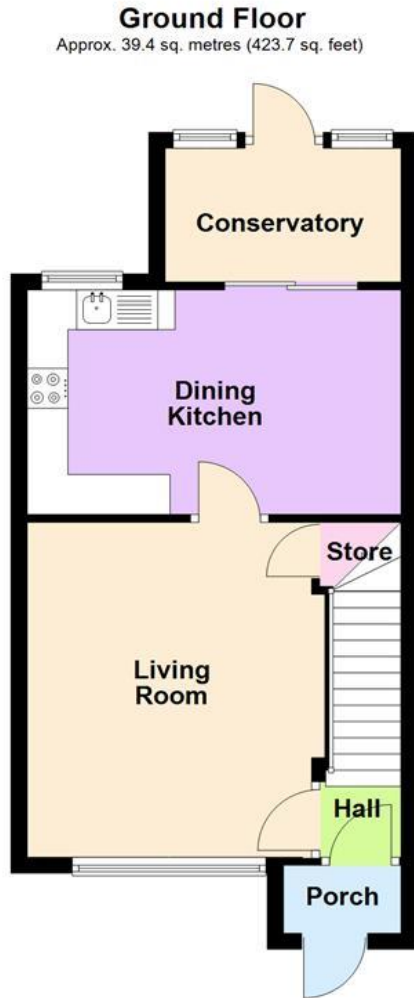
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Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band: B
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Total area: approx. 77.1 sq. metres (830.0 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

