



Sheddington Road, Erdington
Birmingham, B23 5EF

£235,000

Erdington

£235,000



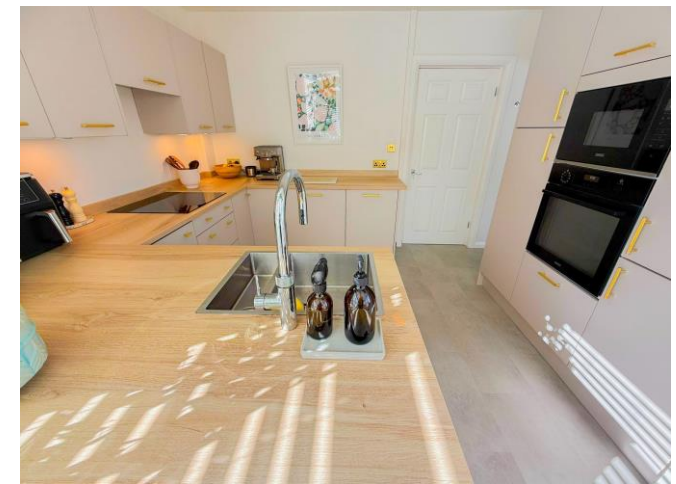
This superbly presented terraced property has been modernised and renovated to a high standard creating a fabulous opportunity for buyers.

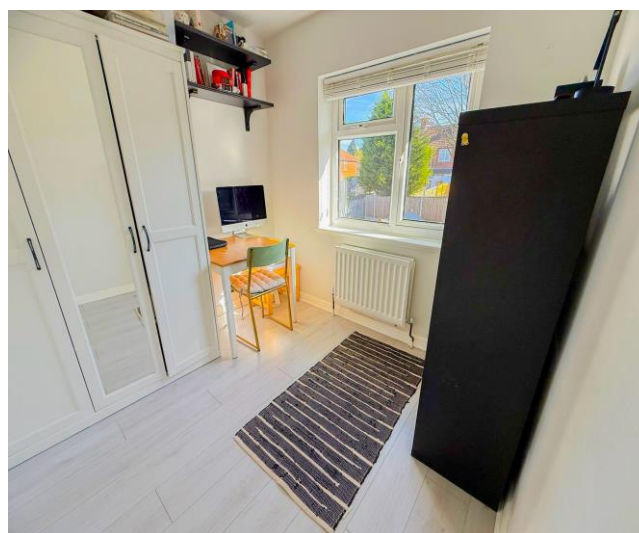
Accessed via a welcoming hallway the ground floor accommodation includes an attractive lounge with storage off, a contemporary fitted kitchen beautiful dining / garden room along with a contemporary ground floor bathroom.

To the first floor there are three well proportioned bedrooms with the master having generous built in storage.

Outside the house sits behind a block paved frontage benefitting from a secure gated passage leading to the well kept mature rear garden.

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





Property Specification

THIS SUPERBLY PRESENTED
MUCH IMPROVED TERRACED PROPERTY
BRIEFLY COMPRISES;

Hall

Lounge 4.05m (13'3") max x 3.69m (12'1")

Kitchen 3.40m (11'2") x 2.56m (8'5")

Bathroom

Dining Room / Garden Room
2.66m (8'9") x 2.46m (8'1")

Landing

Bedroom 1 4.64m (15'3") x 3.12m (10'3")

Bedroom 2 3.23m (10'7") x 3.00m (9'10")

Bedroom 3 2.56m (8'5") x 2.37m (7'9")

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: 19th March 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

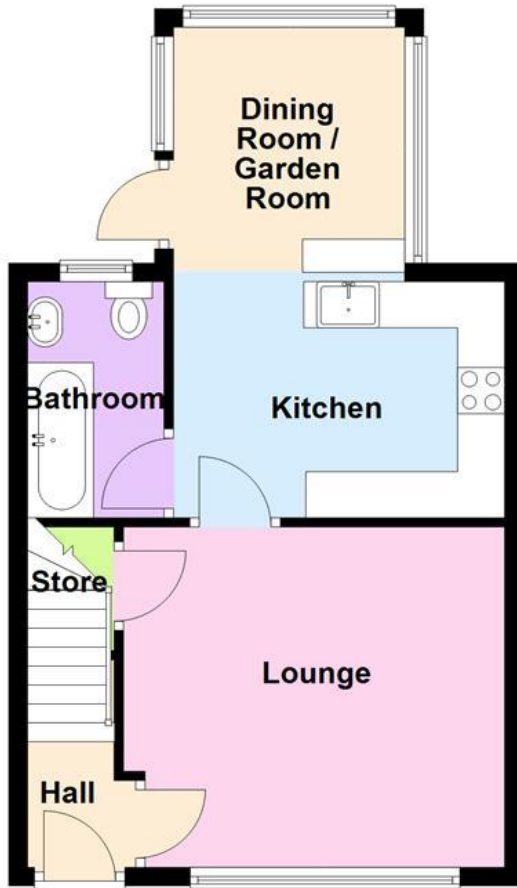
Services connected: Gas, electric, water and drainage
Council tax band: B
Tenure: Freehold

Floor Plan

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

Ground Floor

Approx. 38.6 sq. metres (415.9 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.5 sq. feet)



Total area: approx. 75.0 sq. metres (807.4 sq. feet)

Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

