



Flackwell Road, Erdington  
Birmingham, B23 5ER

£175,000

Paul Carr Estate Agents are delighted to offer for sale this wonderful two-bedroom mid-terrace family home, ideally situated in a popular residential location with convenient access to local amenities, transport links and nearby schools (catchment areas to be verified).

The property is approached via a gated driveway leading to the front entrance. The front door opens into a welcoming hallway with stairs rising to the first-floor landing and a door providing access to the lounge.

The lounge is a generously sized reception room, featuring a front-facing window and a door leading through to the kitchen.

The kitchen is fitted with a range of wall and base units with work surfaces over and a sink unit. From here, there is access to a useful utility room with space and plumbing for washing machine and space for further white goods and an inner hallway, which in turn provides doors to the guest WC and access to the rear garden.

To the first floor, the accommodation comprises two double bedrooms, with the principal bedroom benefitting from a built-in storage cupboard.

The bathroom is fitted with a suite including a low-level WC, panelled bath, separate shower cubicle and pedestal wash hand basin.

Externally, the property enjoys a generous rear garden, ideal for al fresco dining and entertaining, with side gated access leading to the front of the property.

Offered for sale with no upward chain, this wonderful home presents a fantastic blank canvas for buyers looking to personalise and create their ideal living space.

Tenure: We can confirm the property is Freehold.

We can confirm the Council Tax Band: B

Services Connected: Electric, Water & Drainage.

Viewings: Strictly via appointment through our Erdington Residential Sales Department on 0121 382 8870

or via [Erdington@paulcarrestateagents.co.uk](mailto:Erdington@paulcarrestateagents.co.uk)



**Entrance Hall**

**Lounge**

**13' 2" max x 12' 2" max (4.01m x 3.71m)**

**Kitchen**

**10' 6" max x 9' 3" max (3.20m x 2.82m)**

**Utility Room**

**5' 9" x 4' 6" (1.75m x 1.37m)**

**Guest WC**

**3' 5" x 2' 5" (1.04m x 0.74m)**

**Inner Hallway**

**First Floor Accommodation**

**Bedroom 1**

**15' 5" max x 10' 3" max (4.70m x 3.12m)**

**Bedroom 2**

**11' 0" max x 10' 0" max (3.35m x 3.05m)**

**Bathroom**

**8' 7" max x 7' 9" max (2.61m x 2.36m)**





# Floor Plan

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



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Plan produced using PlanUp.

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	12 G	

## Map Location









### **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:

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.