PAUL CARR Estate Agents
Sales & Lettings

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Somerset Road, Erdington
Birmingham, B23 6NQ

£240,000

Erdington

£240,000

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This superbly located characterful charming period terraced property occupies a highly regarded and coveted situation set within close proximity of many desirable amenities including schools, shops and commuter links both road and rail.

Accessed via a pleasant hall with under stairs storage the ground floor accommodation includes a lovely lounge with feature fire place, a separate dining room having a bay window to the front and a re-fitted kitchen with integrated appliances.

To the first floor there are two well proportioned double bedrooms complimented by a family bathroom with white fitted bath suite.

Outside the home sits behind a block paved frontage whilst to the rear of the home there is a mature garden and patio with brick outbuildings, a shed and garage accessed via a communal drive.

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

Property Specification

THIS SUPERBLY LOCATED
CHARMING AND CHARACTERFUL
PERIOD TERRACED PROPERTY
BRIEFLY COMPRISES;

Hall
3.44m (11'4") x 0.94m (3'1")

Dining Room
4.10m (13'5") x 2.68m (8'10")

Lounge
3.72m (12'3") x 2.00m (6'7")

Kitchen
4.05m (13'4") x 2.00m (6'7")

Two Out Houses

Landing

Bedroom 1
3.72m (12'3") x 3.43m (11'3")

Bedroom 2
3.63m (11'11") x 2.84m (9'4")

Bathroom
3.12m (10'3") x 2.00m (6'7")

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: 28th July 2026

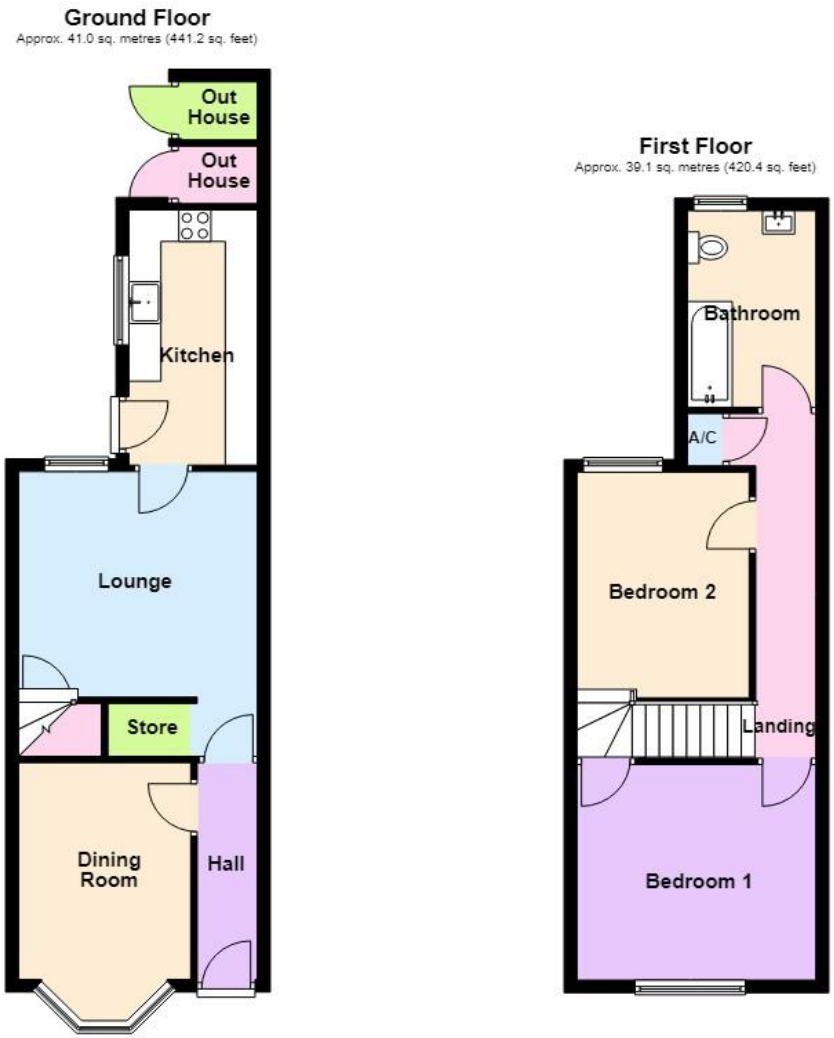
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

Viewer's Note:

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

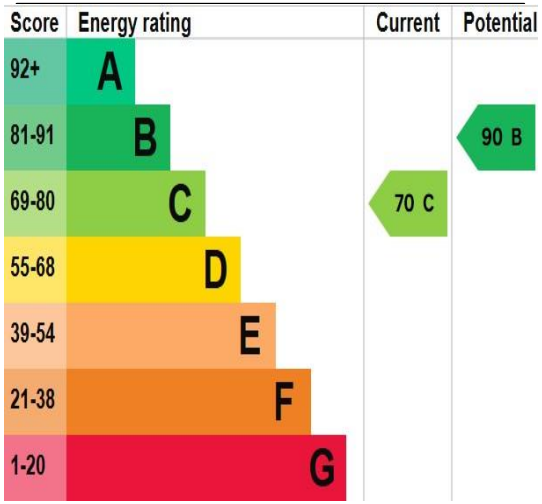
Floor Plan

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

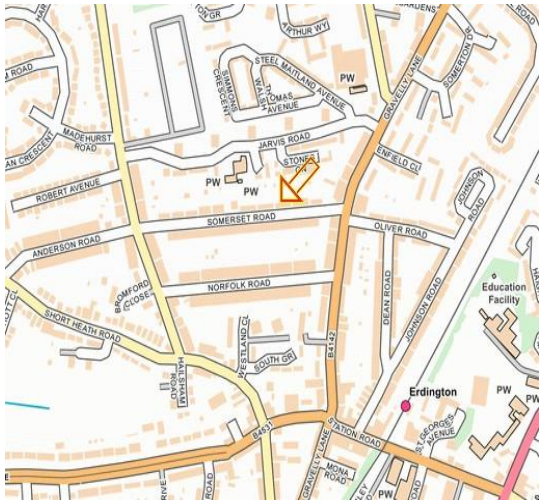


Total area: approx. 80.0 sq. metres (861.5 sq. feet)

Energy Efficiency Rating



Map Location



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