



Orphanage Road, Erdington
Birmingham, B24 9JQ

£315,000

Erdington

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This superbly well proportioned dormer bungalow occupies an enviable and desirable location set within close proximity of many amenities including Erdington's nearby high street, superior road and rail links, parks and schools.

Available with the advantage of no onward chain the property is accessed via a recessed porch leading to a most welcoming hall having doors off to a fabulous lounge, separate dining room with patio doors to garden, fitted kitchen, ground floor bedroom with walk in wardrobe, bathroom, cloakroom and guest WC.

To the first floor there is an excellent double bedroom with en-suite bathroom, built in storage cupboards and a further nursery / study / third bedroom.

Outside the bungalow sits behind a lawned fore-garden whilst a driveway provides off road parking for vehicles and access to the oversized tandem garage.

To the rear of the home sits a 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 GENEROUSLY PROPORTIONED
DORMER BUNGALOW
BRIEFLY COMPRISES;

Porch

Hall

Lounge 5.39m (17'8") x 3.50m (11'6")

Bedroom 1 4.22m (13'10") x 2.99m (9'10")

Dining Room 3.76m (12'4") x 2.56m (8'5")

Kitchen 3.76m (12'4") x 1.83m (6')

Bathroom 2.27m (7'5") x 1.62m (5'4")

Cloakroom & WC

Covered Passage

Garage 10.36m (34') x 3.17m (10'5")

Landing 2.65m (8'8") x 2.00m (6'7")
plus 0.17m (0'7") x 0.17m (0'7")

Bedroom 2 4.37m (14'4") x 3.19m (10'6")
plus 0.17m (0'7") x 0.17m (0'7")

En-suite Bathroom 2.55m (8'4") x 1.90m (6'3")

Separate WC

Bedroom 3 2.65m (8'8") x 1.85m (6'1")
max plus 0.17m (0'7") x 0.17m (0'7")

Viewer's Note:

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

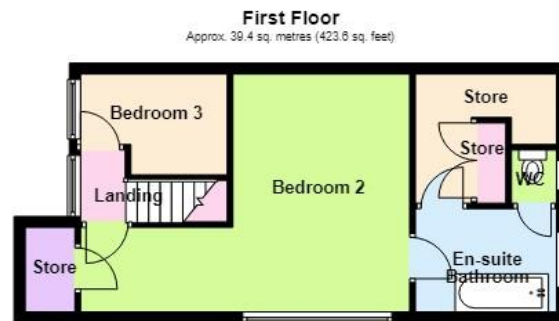
Agent's Note:

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: 6th 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 £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.

Floor Plan

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



Total area: approx. 152.4 sq. metres (1640.6 sq. feet)

Energy Efficiency Rating

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

Map Location

