



Tolworth Hall Road, Erdington
Birmingham, B24 9NE

Offers in the Region Of £280,000

Erdington

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Offered for sale this truly remarkable extended semi detached residence demands viewing to fully appreciate scope of property on offer.

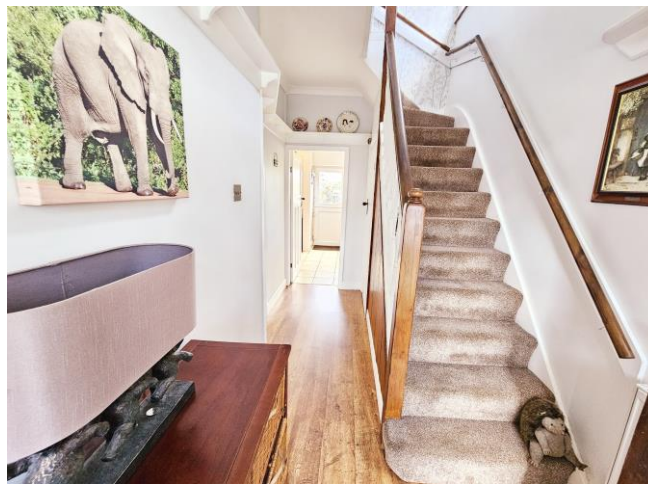
Situated in a cul-de-sac location the home on offer sits in a rarely available plot and boasts a fully fitted contemporary open plan kitchen diner with expansive conservatory leading off, to the frontal elevation is a beautifully presented lounge.

Sure to delight any incoming buyers with the ability to yet be extended further (subject to regulatory approval) and to therefore add yet more value and scope to this unique home this property is bound to create early attention. Having a range of local amenities to include schools, shops and public transport routes the property briefly comprises:-

- * Porch * Entrance Hallway * Front Lounge
- * Rear Open Plan Dining Room and Fitted Kitchen
- * Three Good Size Bedrooms to First Floor
- * Family Bathroom * Off Road Parking
- * Well Maintained front and Expansive Rear West Facing Gardens

Sitting in Landscaped Grounds with Open Views to the Rear

Viewing is highly recommended.





Property Specification

THIS EXTENDED
TRADITIONAL SEMI-DETACHED
FAMILY HOME IN CUL-DE-SAC LOCATION
BRIEFLY COMPRISES;

Porch

Hall

Lounge 3.58m (11'9") x 3.44m (11'3")

Kitchen 3.48m (11'5") x 2.52m (8'3")

Dining Room 3.66m (12') x 3.27m (10'9")

Conservatory

Landing

Bedroom 1 3.44m (11'3") x 2.00m (6'7")
plus 0.98m (3'3") x 0.98m (3'3")

Bedroom 3 2.36m (7'9") x 2.21m (7'3")

Bedroom 2 3.65m (12') x 3.32m (10'11")
plus 0.98m (3'3") x 0.98m (3'3")

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: 21st July 2026

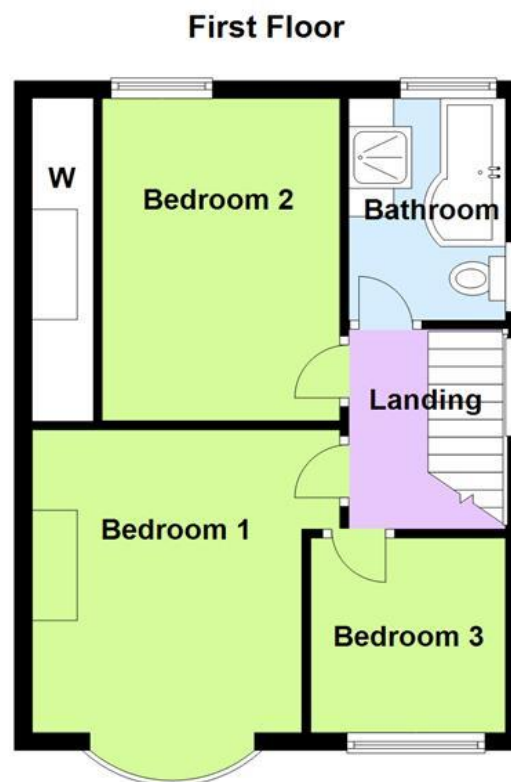
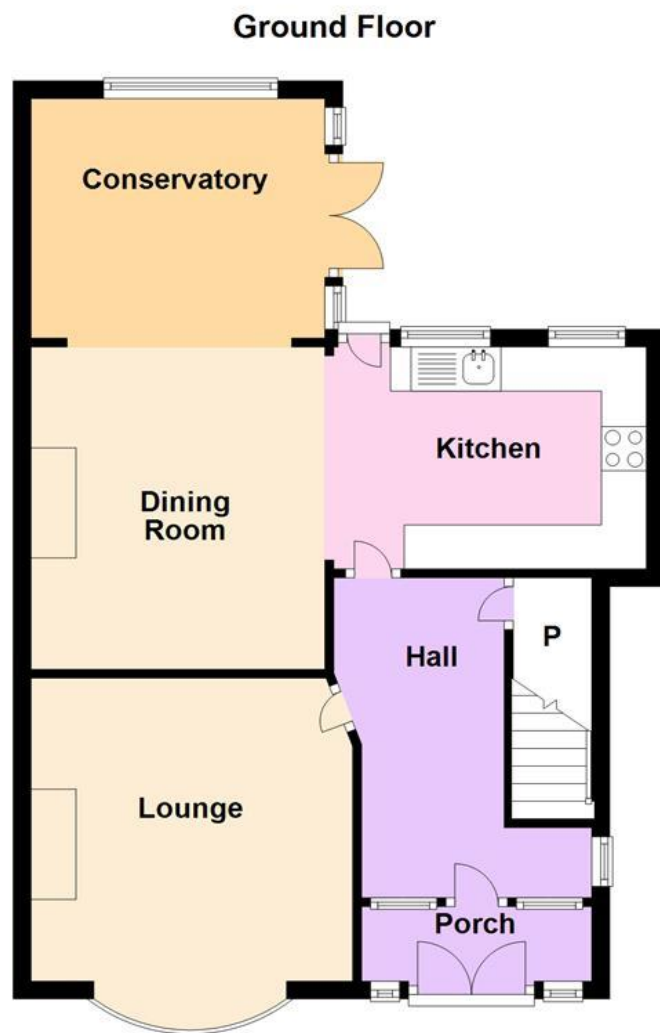
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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.

Viewer's Note:

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

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

