



Newman Road, Erdington  
Birmingham, B24 9AQ

**£220,000**

# Erdington

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Set just off Erdington High Street this well proportioned, characterful period terrace property enjoys a wealth of local amenities including shops, eateries, schools and transport links.

Accessed via a recessed porch and hall the ground floor accommodation includes a generous through lounge dining room, fitted kitchen and conservatory garden room.

To the first floor there are three good size bedrooms which are complimented by a family bathroom.

Outside the home on offer sits behind a low maintenance frontage with secure gated access to the mature rear garden and patio.

Boasting the advantage of no onward chain an early viewing must be undertaken in order to fully appreciate the opportunity on offer and avoid disappointment.





## Property Specification

THIS WELL PROPORTIONED  
PERIOD TERRACE PROPERTY  
BRIEFLY COMPRISES;

Porch

Hall

3.86m (12'8") x 0.96m (3'2") max

Living Room

7.30m (23'11") x 2.00m (6'7")

Kitchen

4.26m (14') x 2.40m (7'10")

Conservatory Garden Room

2.94m (9'8") x 2.40m (7'10")

Landing

Bedroom 1

5.23m (17'2") x 3.39m (11'1")

Bedroom 2

3.81m (12'6") x 3.56m (11'8")

Bedroom 3

2.57m (8'5") x 2.40m (7'10")

Bathroom

1.92m (6'4") x 1.59m (5'3")

### Viewer's Note:

Services connected: Gas, electric, water and drainage  
Council tax band: A  
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: 16th June 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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

