



Tonbridge Road, Erdington  
Birmingham, B24 8ED

£240,000



# Erdington

£240,000

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This conveniently located extended end of terrace property sits within close proximity of sought after schools, shops and transport links.

Offering the advantage of no onward chain the ground floor accommodation includes separate reception rooms, a fitted kitchen, guest cloakroom and wet room.

To the first floor there are three well proportioned bedrooms and a family bathroom.

Outside a gated driveway provides secure off road parking and there is a generous and attractive garden to the rear.

Offering the advantage of no onward chain the property must be viewed at the earliest opportunity in order to avoid disappointment.







## Property Specification

THIS CONVENIENTLY LOCATED  
WELL PRESENTED  
EXTENDED END TERRACE PROPERTY  
BRIEFLY COMPRISES;

Hall

WC

Kitchen 3.59m (11'9") x 1.95m (6'5")

Lounge 4.41m (14'6") x 3.59m (11'9")

Dining Room 3.35m (11') x 2.00m (6'7")

Wet Room

Landing

Bedroom 1 4.41m (14'6") x 3.59m (11'9")

Bedroom 2 3.35m (11') x 2.00m (6'7")

Bedroom 3 3.59m (11'9") x 1.95m (6'5")

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: 11th September 2025

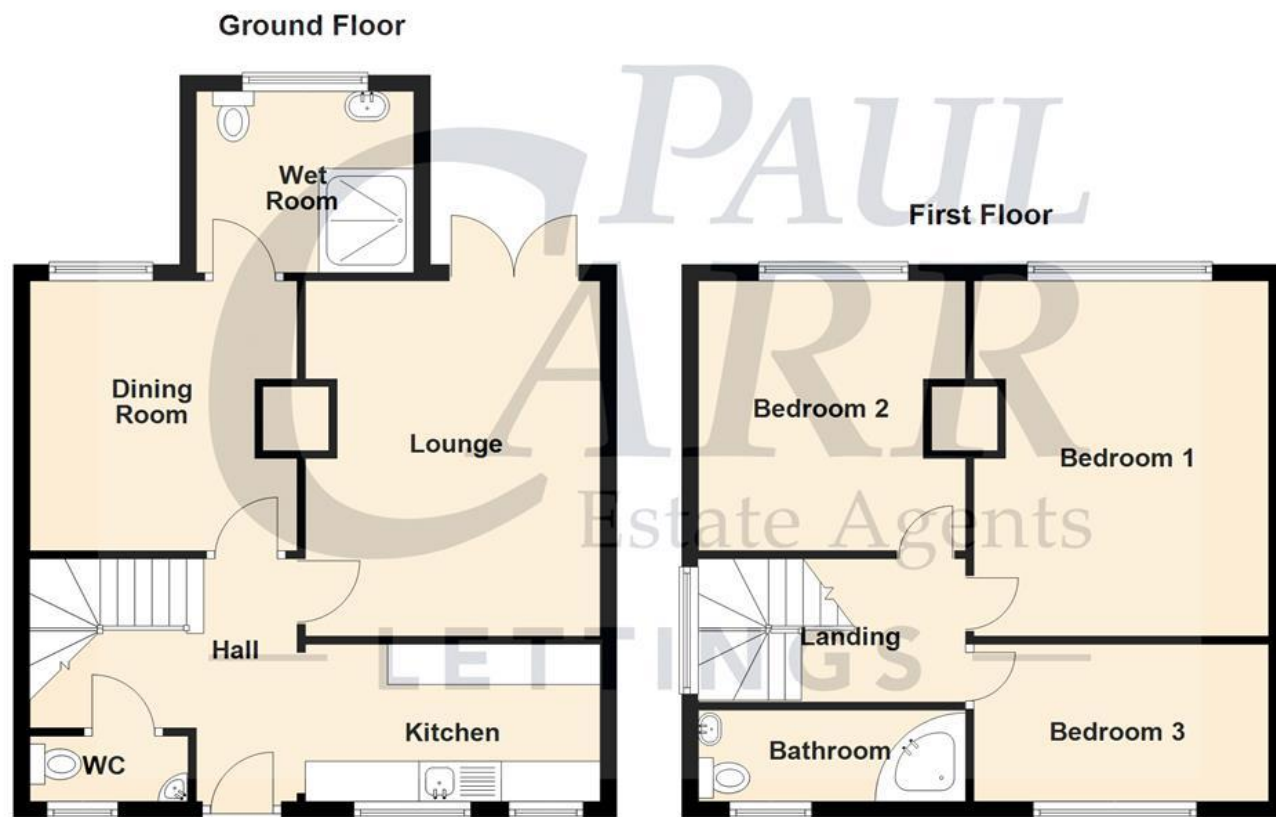
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### Viewer's Note:

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

