



Tonbridge Road, Erdington
Birmingham, B24 8ED

£240,000

£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 COMPRISSES;

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

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:

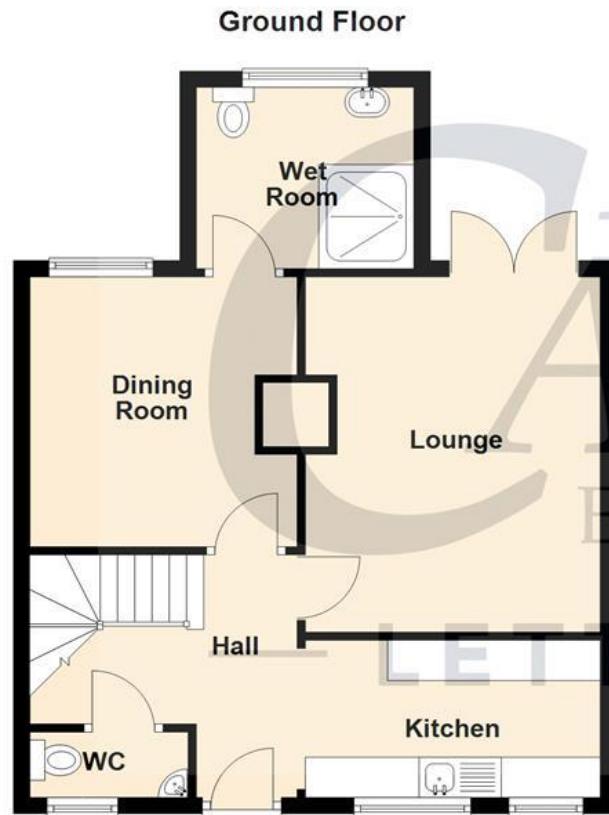
Services connected: Gas, electric, water and drainage

Council tax band: B

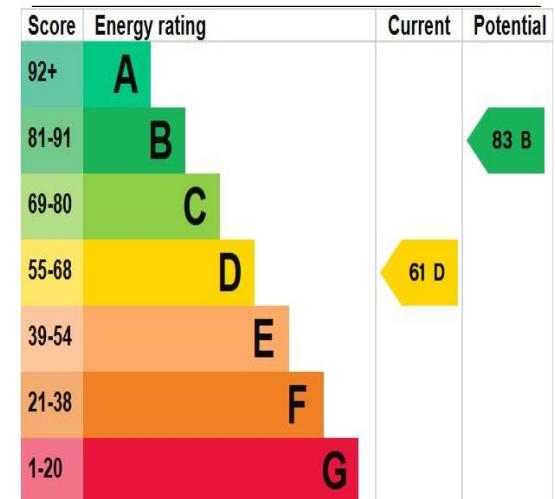
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating



Map Location

