



Anderson Road, Erdington
Birmingham, B23 6NN

£245,000

Erdington

£245,000

3  1  2 

This conveniently located period semi detached property sits within close proximity of many desirable amenities including local schools, park, shops and transport links.

Available with the advantage of no onward chain the house itself retains a great deal of character and boasts the unusual benefit of a side garage and drive.

Accessed via a recessed porch and hall with stairs to the first floor the ground floor accommodation includes a front reception room with bay window, rear reception with patio doors to garden, a rear vestibule with door to the rear garden, under stairs storage and access to the breakfast kitchen which leads through to the utility area and ground floor wc.

To the first floor there are three good size bedrooms and family bathroom with white suite.

To the rear of the property there is a well proportioned mature garden.

An early viewing must be undertaken in order to fully appreciate the opportunity on offer and avoid disappointment.





Property Specification

THIS CONVENIENTLY LOCATED
PERIOD SEMI DETACHED PROPERTY
BRIEFLY COMPRISES;

Porch

Hall

Dining Room 4.36m (14'3") max x 3.65m (12')

Lounge 3.76m (12'4") x 3.72m (12'2")

Kitchen 4.06m (13'4") x 2.65m (8'8")

Utility Area 2.65m (8'8") x 1.18m (3'10")

WC

Landing

Bedroom 1 4.80m (15'9") x 3.72m (12'2")

Bedroom 2 3.72m (12'2") x 2.81m (9'3")

Bathroom

Bedroom 3 2.84m (9'4") x 2.29m (7'6")

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: 19th March 2026

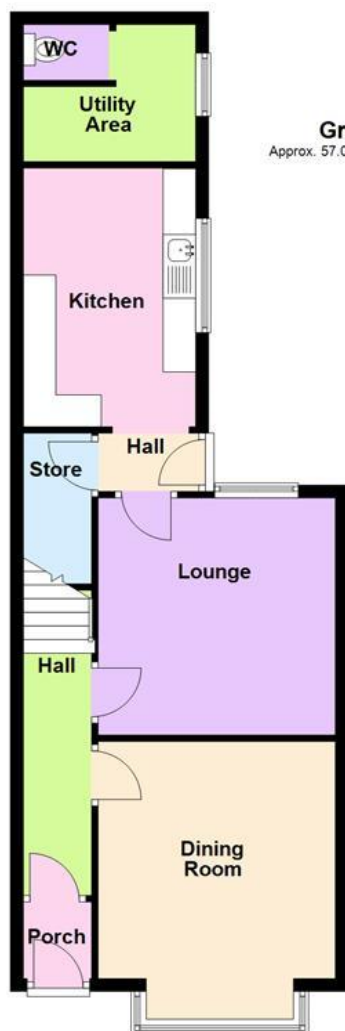
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract.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

Floor Plan

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



Ground Floor
Approx. 57.0 sq. metres (613.4 sq. feet)



First Floor
Approx. 50.6 sq. metres (544.8 sq. feet)

Total area: approx. 107.6 sq. metres (1158.3 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

