



Woolmore Road, Erdington
Birmingham, B23 7EB

£340,000

Erdington

£340,000

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This superbly extended beautifully presented home occupies an excellent corner plot location set within close proximity of many popular amenities including local schools, shops and transport links.

Accessed via an enclosed porch the ground floor accommodation includes a welcoming hall with doors leading off to a generous through lounge with bay window and patio doors, a dual aspect family room, dining room, contemporary fitted kitchen, guest cloakroom and utility room.

To the first floor there are three bedrooms complimented by a luxurious bathroom having a white fitted suite including a roll top bath and separate shower cubicle.

Outside a front driveway provides off road parking for vehicles along with secure gated access to the mature rear garden and patio.

An early viewing is essential in order to fully appreciate the opportunity on offer and avoid disappointment.





Property Specification

THIS SUPERBLY EXTENDED BEAUTIFULLY PRESENTED TRADITIONAL SEMI-DETACHED PROPERTY IN FABULOUS CORNER PLOT BRIEFLY COMPRISES

Porch

Hall

Lounge 4.27m (14') x 3.35m (11')

Lounge 3.40m (11'2") x 3.35m (11')

Kitchen 3.18m (10'5") x 2.82m (9'3")

Dining Room 4.80m (15'9") x 3.36m (11')

Family Room 4.50m (14'9") x 3.00m (9'10")

WC

Utility 1.78m (5'10") x 1.29m (4'3")

Landing

Bedroom 1 4.37m (14'4") x 3.35m (11')

Bedroom 2 3.40m (11'2") x 3.35m (11')

Bedroom 3 2.17m (7'2") x 1.80m (5'11")

Bathroom 2.82m (9'3") x 2.32m (7'7")

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: 23rd 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
Other Charges:

Floor Plan

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



Total area: approx. 118.2 sq. metres (1272.1 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

