



Newman Road, Erdington  
Birmingham, B24 9AQ

£315,000

# Erdington

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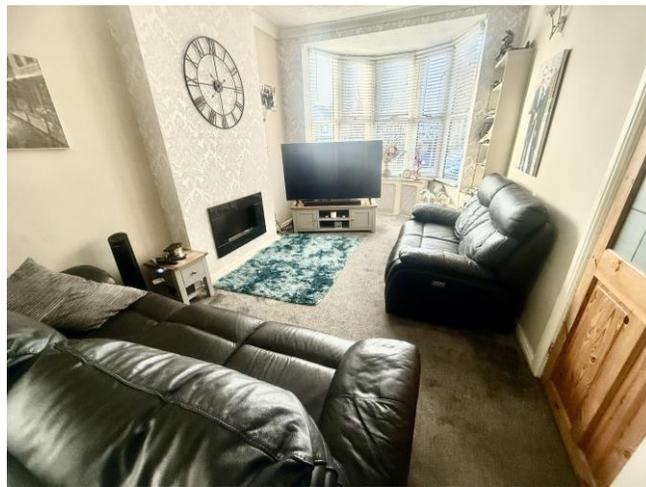


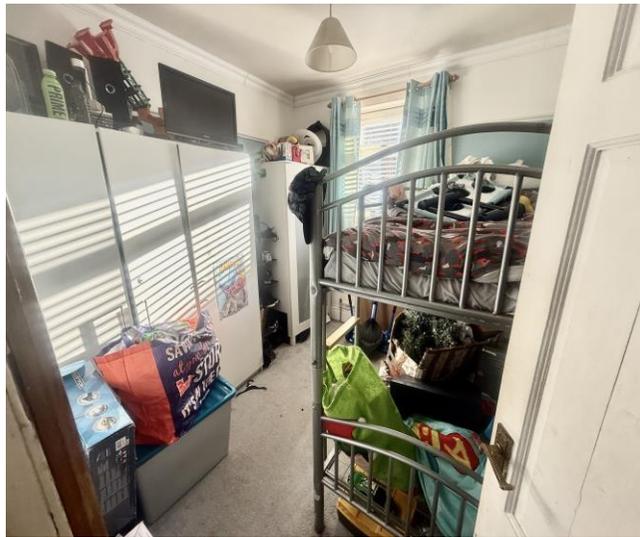
Ideally situated within close proximity of many sought after amenities including local park, shops, schools and transport links, this hugely extended and characterful property offers exceptional flexibility to be used in a variety of ways, including as two separate dwellings; a two double bed, two storey house and a two bed bungalow, each with their own kitchen and bathroom.

Alternatively the property can be used as a five bed home with through lounge dining room, three ground floor bedrooms, a stylish and contemporary kitchen with island, utility room and first and ground floor bathrooms.

Outside there is a well proportioned mature garden and patio along with a good size garage.

Available with the possibility of no onward chain it essential that an early viewing is undertaken in order to fully appreciate the opportunity on offer and avoid disappointment.





## Property Specification

EXCEPTIONAL OPPORTUNITY  
TO BUY TWO PROPERTIES IN ONE  
WHICH BRIEFLY COMPRISES;

Porch

Hall

Lounge 4.32m (14'2") max x 3.02m (9'11")

Dining Room 3.64m (11'11") x 3.23m (10'7")

Breakfast Kitchen 4.28m (14'1") x 4.03m (13'3")

Utility Room 2.00m (6'7") x 0.91m (3')

Bathroom

Bedroom 2.99m (9'10") x 2.82m (9'3")

Bedroom 2.82m (9'3") x 2.74m (9')

Living Room 3.71m (12'2") x 2.77m (9'1")

Landing

Bedroom 1 4.03m (13'3") x 3.40m (11'2")

Bedroom 2 3.64m (11'11") x 2.38m (7'10")

Bathroom

Box Room 1.65m (5'5") x 1.49m (4'11")

### Viewer's Note:

Services connected: Gas, electric, water and drainage  
Council tax band: A  
Tenure: Freehold  
Other Charges:

### 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: 2nd February 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



Total area: approx. 138.1 sq. metres (1487.0 sq. feet)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

