



Greenside Road, Erdington  
Birmingham, B24 0DJ

£450,000

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This superbly extended and beautifully presented, characterful semi-detached property occupies an enviable cul-de-sac location set within close proximity of many desirable local amenities including shops, schools, parks and transport links.

Accessed via a secure porch, the ground floor accommodation includes a a most welcoming hall with under stairs store and doors leading off to a fabulous open plan family dining kitchen, having skylight and bi-fold doors to garden along with further access to a utility room, modern style shower room and separate lounge with bay window.

To the first floor there are three double bedrooms and a luxurious family bathroom having free standing bath and separate shower cubicle. Further stairs lead to a generous loft bedroom with access to eaves storage and twin roof light windows.

Outside a driveway provides off road parking for vehicles along with access to the garage/store, whilst to the rear of the property there is a mature garden and patio.

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





### 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: 15th August 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.

## Property Specification

THIS SUPERBLY EXTENDED BEAUTIFULLY PRESENTED SEMI-DETACHED PROPERTY WITH FOUR WELL PROPORTIONED BEDROOMS SET OVER TWO FLOORS BRIEFLY COMPRISSES;

Porch

Hall

**Lounge 4.43m (14'6") x 3.44m (11'4")**

**Kitchen Dining Family Room  
5.67m (18'7") x 2.00m (6'7")**

**Utility Room 2.79m (9'2") x 1.27m (4'2")**

Shower Room

First Floor Landing

**Bedroom 1 4.57m (15') max x 3.44m (11'4")**

**Bedroom 2 4.64m (15'2") max x 3.33m (10'11")**

**Bedroom 3 4.43m (14'6") max x 2.00m (6'7")**

Bathroom

Second Floor Landing

**Bedroom 4 3.28m (10'9") max x 2.00m (6'7")**

### Viewer's Note:

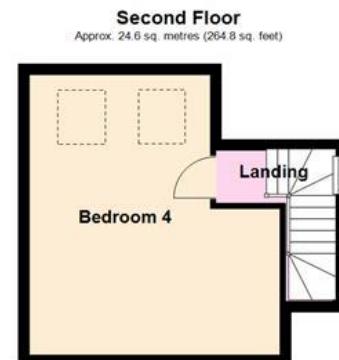
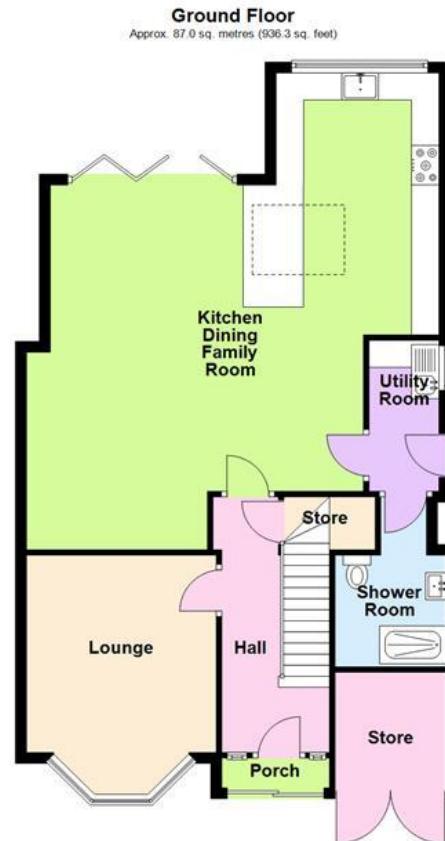
Services connected: Gas, electric, water and drainage

Council tax band: D

Tenure: Freehold

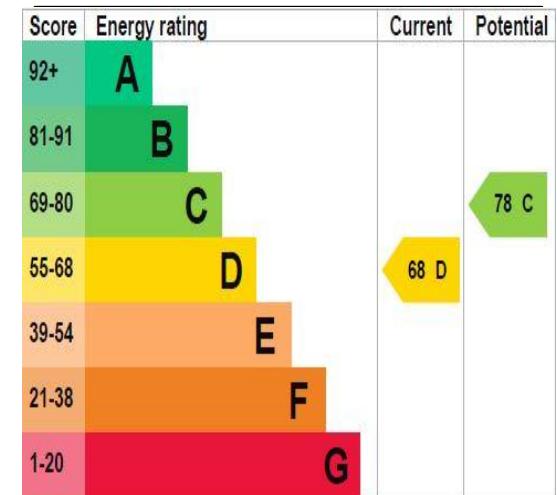
# Floor Plan

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



Total area: approx. 164.5 sq. metres (1770.9 sq. feet)

## Energy Efficiency Rating



## Map Location

