



Dunvegan Road, Erdington  
Birmingham, B24 9HQ

Offers in Excess of £300,000

# Erdington

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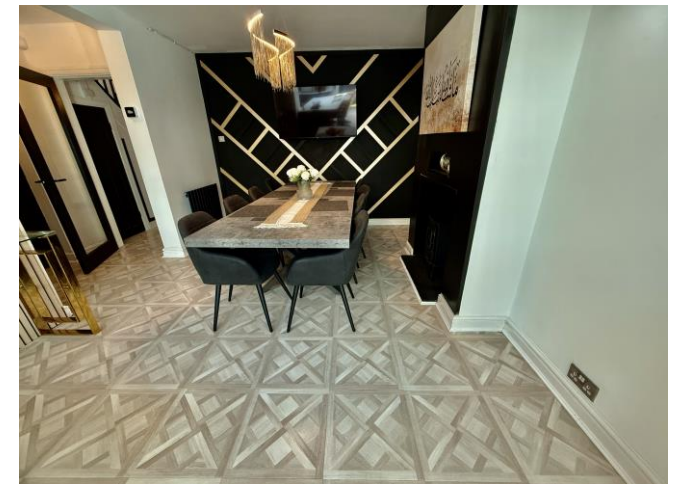
This stunningly presented extended traditional style semi-detached property has recently been renovated throughout to the highest standard resulting in a fabulous contemporary style home.

Conveniently situated in this sought after cul-de-sac location the accommodation on offer is entered via a high security front door, stylish and welcoming hallway with under stair storage and doors leading to a sumptuous lounge and a fabulous open plan breakfast kitchen family dining room with fitted units including Neff appliances a dishwasher, fridge freezer and enjoying a lantern light roof and double doors to the rear with additional access to a useful utility cupboard and guest cloakroom.

To the first floor there are three well proportioned bedrooms, (bedroom one boasting a satin black wardrobe and chest of drawers) complimented by a re-fitted family shower room.

Outside the home sits behind a driveway providing off road parking for vehicles along with gated side access via an aluminium side door to the landscaped low maintenance rear garden and patio which benefits from additional rear access.

Sitting within close proximity of many local amenities including shops, schools and transport links an internal inspection should be carried out at the earliest opportunity in order to fully appreciate the opportunity on offer and avoid disappointment.





## Property Specification

THIS RECENTLY RENOVATED  
STUNNINGLY PRESENTED  
TRADITIONAL STYLE SEMI-DETACHED PROPERTY  
BRIEFLY COMPRISES;

### Hall

Lounge 2.79m (9'2") max x 2.00m (6'7")

Dining Room 3.15m (10'4") x 0.88m (2'11")

Breakfast Kitchen 4.81m (15'9") x 3.90m (12'10")

Utility 0.99m (3'3") x 0.61m (2')

### WC

### Landing

Bedroom 1 4.11m (13'6") x 3.07m (10'1") max  
plus 0.09m (0'3") x 0.09m (0'3")

Bedroom 2 3.88m (12'9") x 3.10m (10'2")  
plus 0.09m (0'3") x 0.09m (0'3")

Bedroom 3 2.31m (7'7") x 2.01m (6'7")  
plus 0.09m (0'3") x 0.09m (0'3")

### Shower room

### 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: 27th May 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

# Floor Plan

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



Total area: approx. 97.5 sq. metres (1049.2 sq. feet)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

