



Hawkesyard Road, Erdington  
Birmingham, B24 8LF

Auction Guide Price £150,000

# Erdington

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Available with the advantage of no onward chain this conveniently located three bed terraced home provides an excellent opportunity for buyers.

Sitting within close proximity of excellent transport links and local amenities, the property is accessed via an enclosed porch with the ground floor having a well proportioned living room with bay window to the front and understairs storage, a further door leads to a fitted kitchen having garden access and a further door to the family bathroom. To the first floor there are three well proportioned bedrooms.

Outside the property sits behind a hard standing and benefits from a secure side passage giving access to the generous and mature rear garden.

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





## Property Specification

BEING SOLD BY PAUL CARR MODERN AUCTION  
(BUY IT NOW OPTION AVAILABLE)  
RESERVATION FEE APPLIES  
THIS MID TERRACE PROPERTY  
BRIEFLY COMPRISES;

Porch

Hall

Living Room 5.60m (18'5") x 3.68m (12'1")

Kitchen 2.83m (9'3") x 2.72m (8'11")

Lobby/storage

Bathroom

Landing

Bedroom 1 5.26m (17'3") x 3.67m (12')

Bedroom 2 3.85m (12'7") x 2.88m (9'6")

Bedroom 3 2.92m (9'7") x 2.28m (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: 15th January 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:

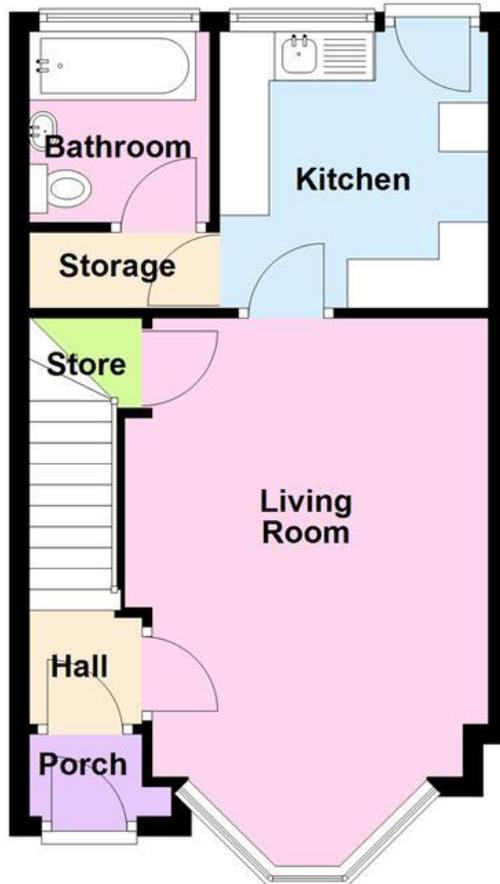
Services connected: Gas, electric, water and drainage  
Council tax band: B  
Tenure: Freehold

# Floor Plan

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

## Ground Floor

Approx. 36.1 sq. metres (388.1 sq. feet)



## First Floor

Approx. 39.1 sq. metres (421.2 sq. feet)



Total area: approx. 75.2 sq. metres (809.3 sq. feet)

## Energy Efficiency Rating

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

## Map Location

