



Dunvegan Road, Erdington
Birmingham, B24 9HG

£275,000

Erdington

£275,000

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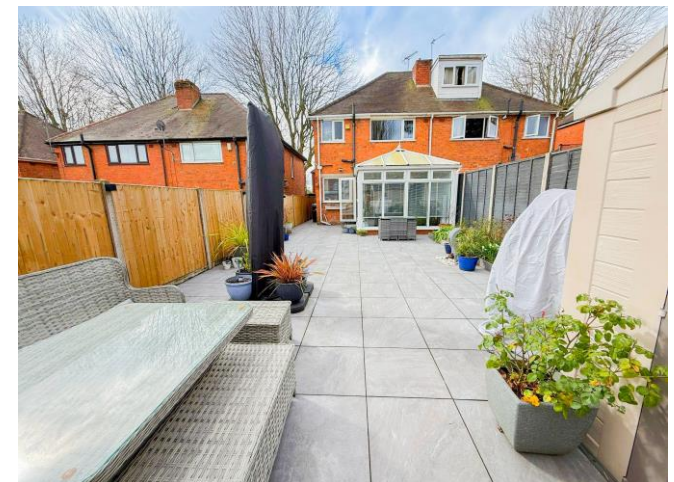
Conveniently situated in this sought after and desirable cul-de-sac location the superbly presented property on offer sits within close proximity of many local amenities including shops, transport links and schools.

Accessed via an enclosed porch the ground floor accommodation on offer includes a welcoming hall with useful under stairs storage and doors leading through to a fabulous contemporary open plan family breakfast dining kitchen, with integrated dishwasher/washing machine/fridge freezer being included. There is a garden room and an additional sumptuous lounge with bay window to fore.

A modern style staircase with glass balustrade leads to the first floor with three beautifully presented bedrooms, the main bedroom having fitted wardrobes and a re-fitted family shower room.

Outside, the house sits behind a block paved frontage with off road parking for vehicles and an OHME car charging point at the front of the house. There is access to the secure side gate which in turn leads through to the immaculate low maintenance rear garden with lighting and two outdoor power sockets.

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





Property Specification

THIS SUPERBLY PRESENTED
MUCH IMPROVED
SEMI-DETACHED PROPERTY
BRIEFLY COMPRISES;

Porch

Hall

Lounge 3.31m (10'10") x 2.00m (6'7") max

Family Breakfast Kitchen Dining Room
4.42m (14'6") x 2.00m (6'7")

Garden Room

Landing

Bedroom 1 3.81m (12'6") x 3.13m (10'3")

Bedroom 2 3.13m (10'3") x 2.00m (6'7") max

Bedroom 3 2.29m (7'6") x 2.08m (6'10")

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: 12th March 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. 89.4 sq. metres (962.8 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

