



Powick Road, Erdington
Birmingham, B23 7NY

£240,000

Erdington

£240,000

3  1  2 

Superbly located for a number of local amenities including shops, schools and transport links, this well extended traditional style three bed semi offers an excellent opportunity for buyers.

Accessed via an enclosed porch the ground floor accommodation includes a lounge with bay window to fore, a separate sitting room and generous dining kitchen with under stairs pantry.

To the first floor the three bedrooms are complimented by a family bathroom with airing cupboard whilst the two double bedrooms include fitted wardrobes.

Outside the house sits in an established cul-de-sac with a lawned fore garden and secure gated access to the pleasant rear garden, having patio with timber shed.

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





Property Specification

THIS WELL EXTENDED
CONVENIENTLY LOCATED
SEMI-DETACHED PROPERTY
BRIEFLY COMPRISES;

Porch

Hall

Lounge 3.48m (11'5") x 3.43m (11'3") max

Sitting Room 3.51m (11'6") x 3.48m (11'5")

Dining Kitchen 5.13m (16'10") x 3.49m (11'5")

Landing

Bedroom 1 3.51m (11'6") x 3.02m (9'11")

Bedroom 2 3.60m (11'10") x 3.02m (9'11")

Bedroom 3 2.13m (7') x 2.10m (6'11")

Bathroom

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: 30th September 2025

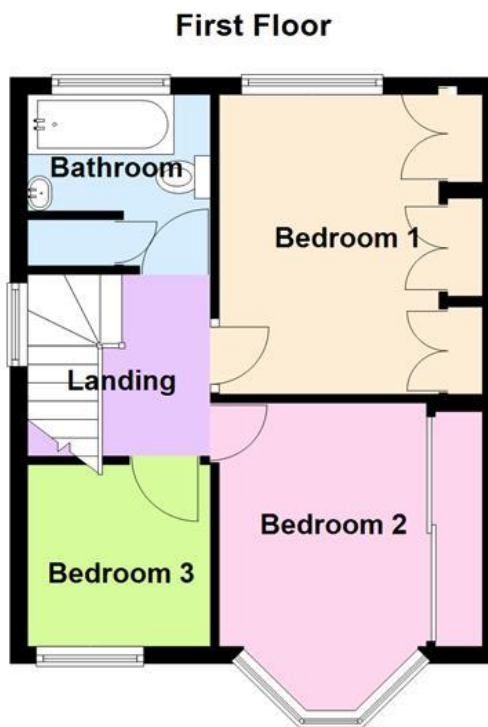
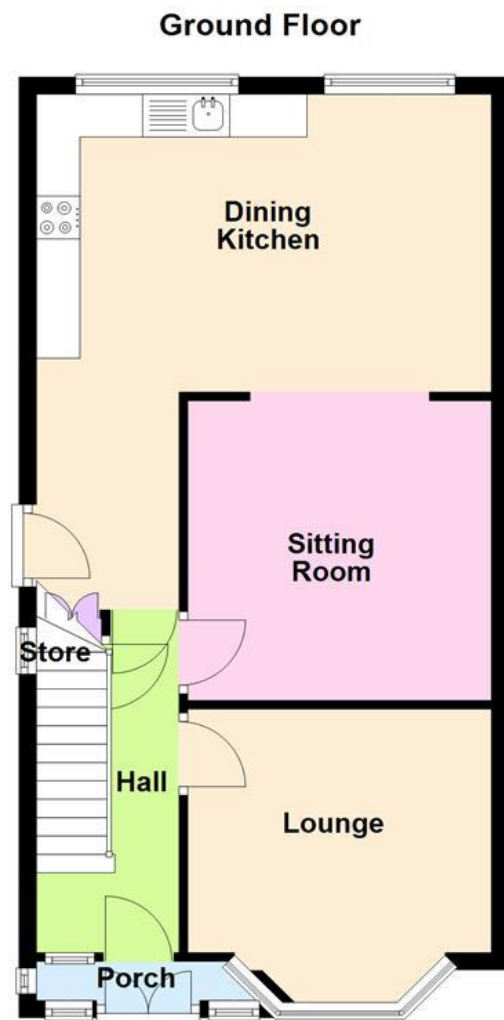
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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.

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Map Location

