



Dean Road, Erdington
Birmingham, B23 6QE

Offers in Excess of £220,000

Erdington

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Ideally situated for superior local transport links the property on offer is within close proximity of desirable commuter services such as nearby Erdington train station and popular bus routes whilst also enjoying many sought after local amenities including schools and shops.

Accessed via an enclosed porch the ground floor accommodation includes a hallway with useful under stairs storage, open access to a lounge with bay window along with a well proportioned dining room, modern style fitted kitchen, rear lobby and ground floor bathroom with white bath suite.

To the first floor there are three well proportioned bedrooms complimented by a wc and wash hand basin.

Outside the home sits behind a fore-garden with a shared passage to the mature rear garden and patio.

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





Property Specification

THIS CONVENIENTLY LOCATED
PERIOD END OF TERRACED PROPERTY
AVAILABLE WITH NO ONWARD CHAIN
BRIEFLY COMPRISES;

Porch

Hall

Lounge

3.93m (12'11") max x 3.12m (10'3")

Dining Room

4.16m (13'8") x 3.37m (11'1")

Kitchen

3.82m (12'6") x 2.18m (7'2")

Rear Lobby

2.63m (8'7") x 1.01m (3'4")

Bathroom

2.63m (8'7") x 2.08m (6'10")

Landing

Bedroom

1 4.27m (14') x 3.12m (10'3")

Bedroom 2

3.37m (11'1") x 3.32m (10'11")

WC

Bedroom 3

2.90m (9'6") x 2.18m (7'2")

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: 21st July 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
Other Charges:

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		71 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

Map Location

