PAUL CARR Estate Agents Sales & Lettings

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Johnson Road, Erdington
Birmingham, B23 6PU

Offers in Excess of £175,000

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Superbly located for local amenities including shops, schools and superior transport links both road and rail, this period style terraced property boasts the advantage of no onward chain.

Accessed via an enclosed porch the accommodation on offer includes separate reception rooms, a fitted kitchen, utility and ground floor bathroom, with two well proportioned bedrooms and an en-suite shower room to the first floor.

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





















Property Specification

THIS WELL LOCATED
PERIOD TERRACE PROPERTY
BRIEFLY COMPRISES;

Porch
1.36m (4'6") x 0.69m (2'3")

Lounge
3.59m (11'9") x 2.00m (6'7") max

Dining Room
3.65m (12') x 2.00m (6'7")

Kitchen
2.00m (6'7") x 1.64m (5'4") max

Utility
2.00m (6'7") x 1.63m (5'4")

Bathroom
2.00m (6'7") x 1.52m (5')

Landing
2.31m (7'7") x 0.94m (3'1")

Bedroom 1
3.59m (11'9") x 3.42m (11'3")

Bedroom 2
2.00m (6'7") x 0.60m (2')

En-suite Shower Room
2.00m (6'7") x 0.64m (2'1") max

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: 26th June 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 £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

Viewer's Note:

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

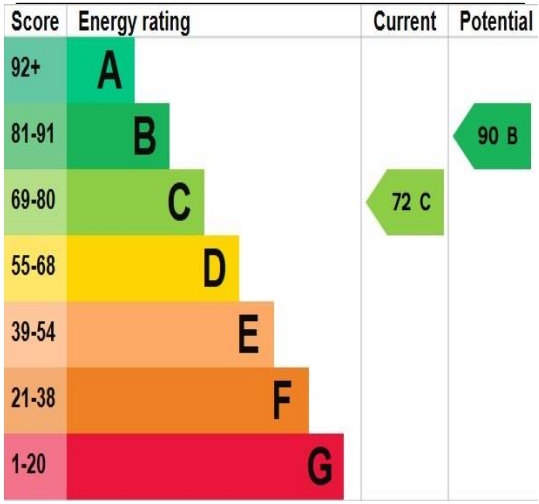
Floor Plan

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

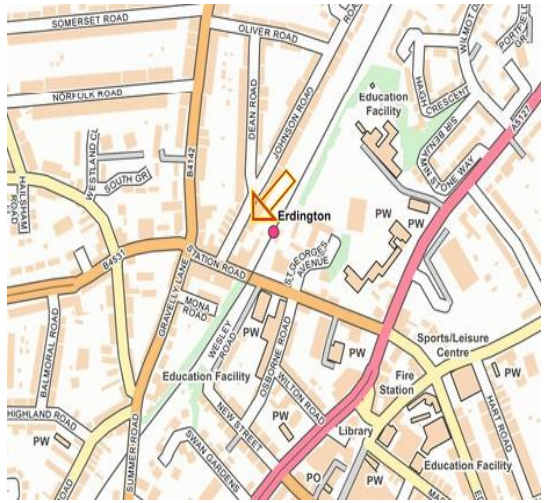


Total area: approx. 71.9 sq. metres (774.0 sq. feet)

Energy Efficiency Rating



Map Location



www.paulcarrestateagents.co.uk

OnTheMarket.com

rightmove.co.uk
The UK's number one property website

The Property Ombudsman