



Kingsbury Road  
Erdington Birmingham

burchell  
edwards

# Kingsbury Road Erdington Birmingham B24 9NJ

for sale  
**£250,000**



## Property Description

Situated on the popular Kingsbury Road, this three-bedroom semi-detached property offers well-proportioned accommodation ideal for first-time buyers, families, or investors. The property has been freshly redecorated throughout in clean, neutral white, providing a blank canvas ready for immediate occupation.

The ground floor comprises an entrance hall leading into a bright front lounge, followed by a separate dining room which provides excellent space for both everyday living and entertaining. To the rear, there is a fitted kitchen with access through to a ground floor bathroom.

Upstairs, the first floor offers three well-proportioned bedrooms.

Externally, the property benefits from a spacious front driveway and rear garden.

Conveniently located, the chain-free property is within easy reach of local shops, schools, and public transport links, with access into Birmingham city centre.

## Hallway

Entrance via front door with stairs rising to the first floor and access to the two reception rooms.

## Lounge

Front-facing reception room with window allowing natural light.

## Dining Room

Spacious second reception room with access to the kitchen.

## Kitchen

Fitted kitchen with a range of base and wall units, leading through to the bathroom.

## Ground Floor Bathroom

Ground floor bathroom fitted with bath, WC and wash hand basin.



## Bedroom One

A spacious double bedroom positioned to the front of the property, offering ample space for bedroom furniture.

## Bedroom Two

A well-proportioned double bedroom overlooking the rear, providing a comfortable and versatile space.

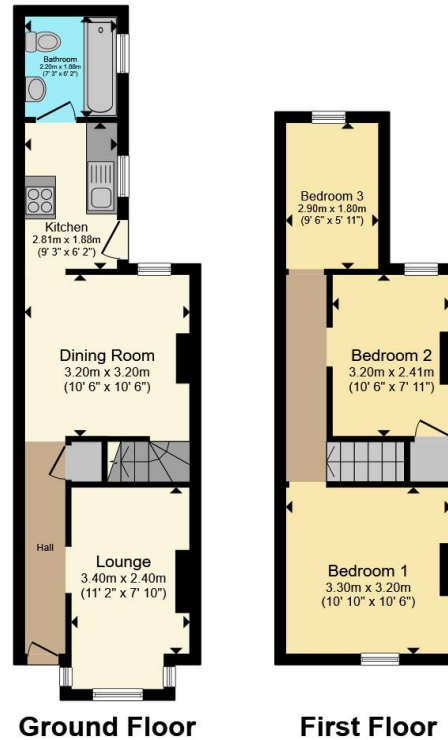
## Bedroom Three

A versatile third bedroom, ideal for use as a bedroom, home office or dressing room.









Total floor area 63.8 m<sup>2</sup> (687 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: Council Tax  
 Awaited Band: B

Tenure: Freehold

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