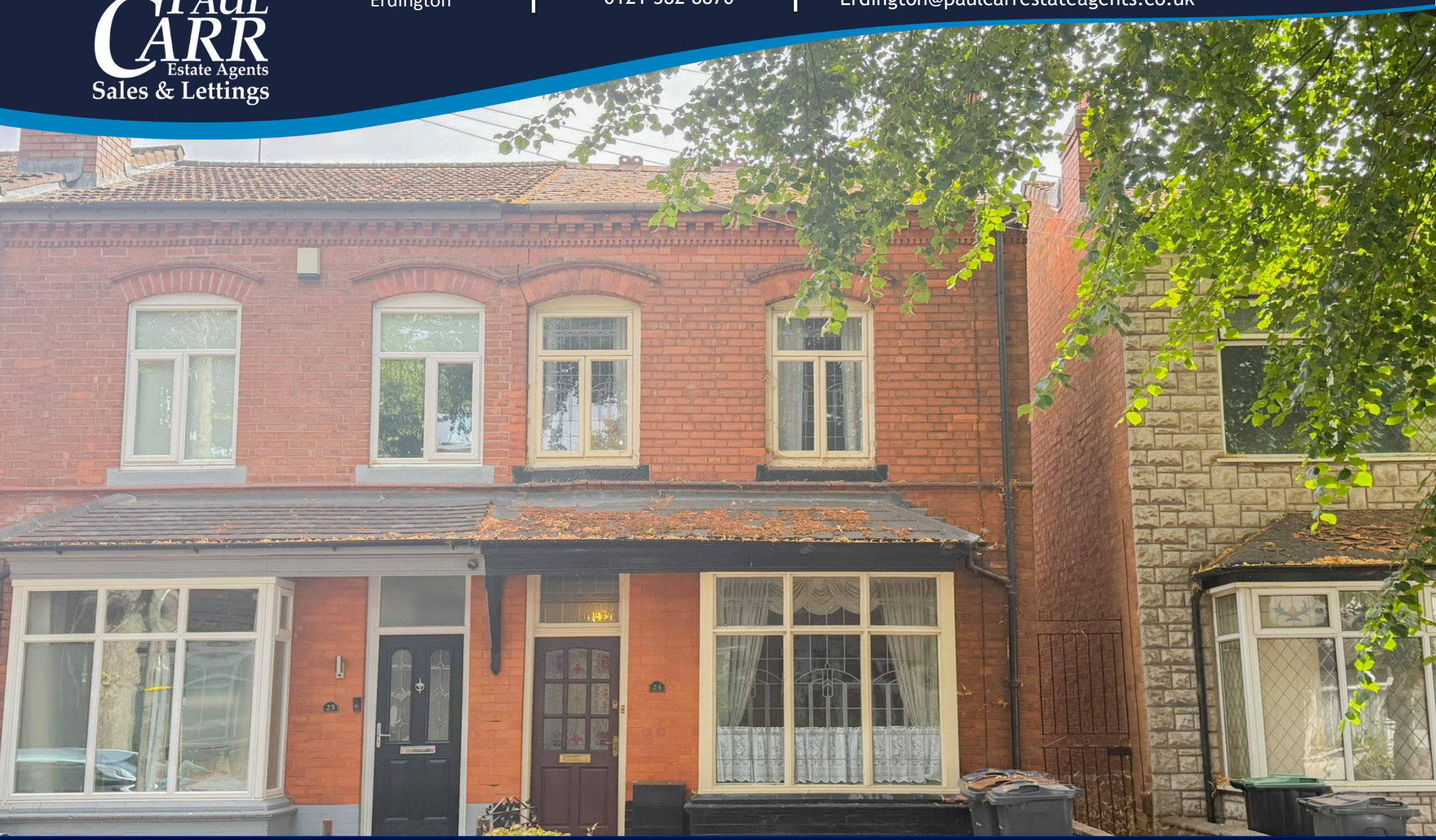
PAUL CARR Estate Agents Sales & Lettings

Erdington | 0121 382 8870 | Erdington@paulcarrestateagents.co.uk



Dean Road, Erdington
Birmingham, B23 6QE

£205,000



Erdington

£205,000

2 | 1 | 2

This superbly located characterful period terraced property sits within close proximity of many amenities including local shops and schools with superior transport links both road and rail nearby.

Retaining a number of original features the ground floor accommodation is accessed via a recessed porch leading to a hallway with stairs off and doors through to a front room with bay window, a further reception room with double doors to the garden and a kitchen with rear utility/store room.

To the first floor there are two well proportioned bedrooms complimented by a generous bathroom.

Outside the home sits behind a walled fore-garden with shared gated access to the mature rear garden.

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





















Property Specification

THIS CONVENIENTLY LOCATED CHARACTERFUL TERRACED PROPERTY BRIEFLY COMPRISES;

Porch

Hall

Dining Room
4.15m (13'7") max x 3.28m (10'9")

Lounge
4.36m (14'4") x 3.98m (13'1")

Kitchen
4.09m (13'5") x 2.54m (8'4")

Landing

Bedroom 1
4.36m (14'4") x 3.43m (11'3")

Bedroom 2
3.40m (11'2") x 3.23m (10'7")

Bathroom
4.14m (13'7") x 2.54m (8'4")

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: 15th September 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

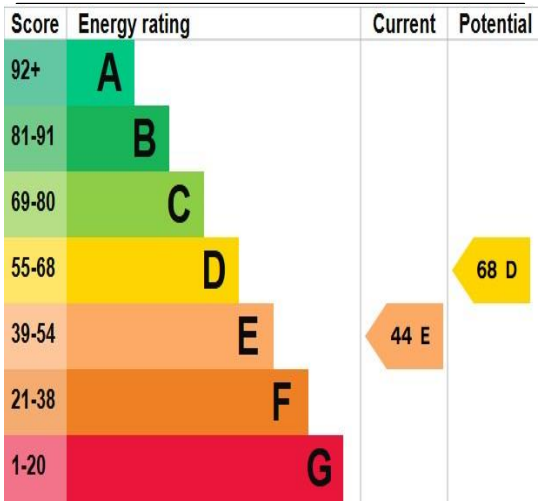
Floor Plan

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



Total area: approx. 104.1 sq. metres (1120.0 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