



Canterbury Close, Erdington,
Birmingham, B23 7QL

£285,000

Erdington

£285,000



This superbly presented modern style three storey townhouse occupies an enviable, convenient and peaceful location set within close proximity of a wealth of amenities including local schools, shops and transport links.

Set behind a private driveway the accommodation itself is accessed via a hallway having stairs off, with the ground floor comprising of a generous living room enjoying garden access via double doors to the rear, a modern fitted kitchen and a guest cloakroom.

To the first floor there are two double bedrooms complimented by a family bathroom with white bath suite. To the second floor there are two further double bedrooms along with a nursery/study which was formerly an additional bathroom which still retains all the plumbing required to return it to its original use.

Outside there is a low maintenance rear garden and patio boasting a fabulous double glazed cabin with power and light which would be suitable for a variety of uses.

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





Property Specification

THIS SUPERBLY PRESENTED THREE STOREY TOWNHOUSE
WITH FOUR WELL PROPORTIONED BEDROOMS
OVER TWO FLOORS
BRIEFLY COMPRISES;

Porch

Hall & WC

Kitchen

3.77m (12'5") x 2.07m (6'9")

Living Room

4.25m (13'11") x 2.00m (6'7") max

First Floor Landing

Bedroom 1

2.00m (6'7") max x 1.96m (6'5")

Bathroom

2.16m (7'1") x 1.98m (6'6")

Bedroom 3

4.25m (13'11") x 2.40m (7'10")

Second Floor Landing

Bedroom 2

3.82m (12'6") x 2.49m (8'2")

Nursery/Study Formerly Bathroom

2.51m (8'3") x 2.16m (7'1")

Bedroom 4

4.25m (13'11") x 2.40m (7'10")

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: 13th October 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. 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:

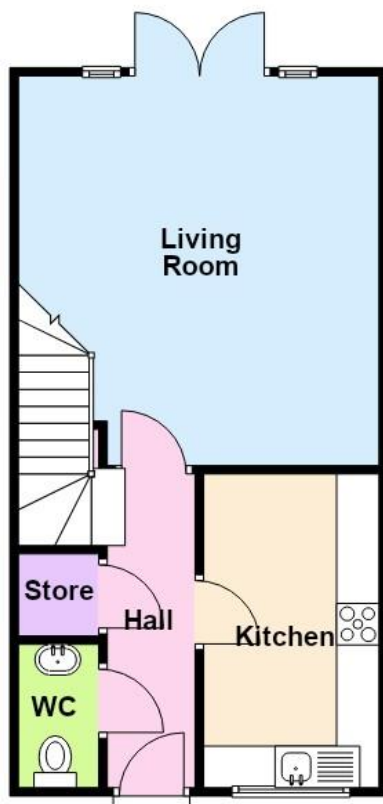
Services connected: Gas, electric, water and drainage
Council tax band: C
Tenure: Leasehold 999 from 2003. 976 years remaining
Ground Rent: n/a
Service Charge: n/a
Other Charges:

Floor Plan

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

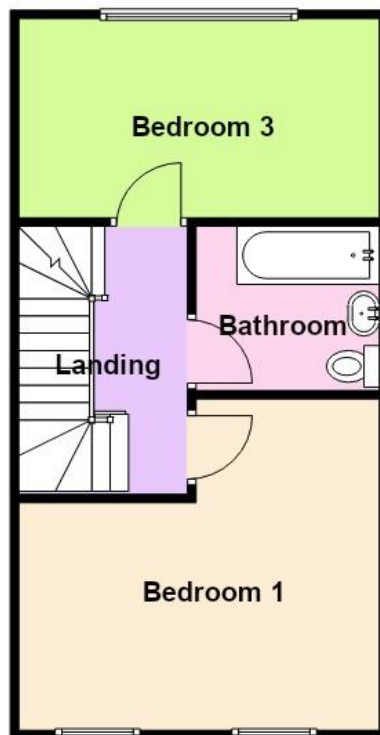
Ground Floor

Approx. 36.4 sq. metres (391.6 sq. feet)



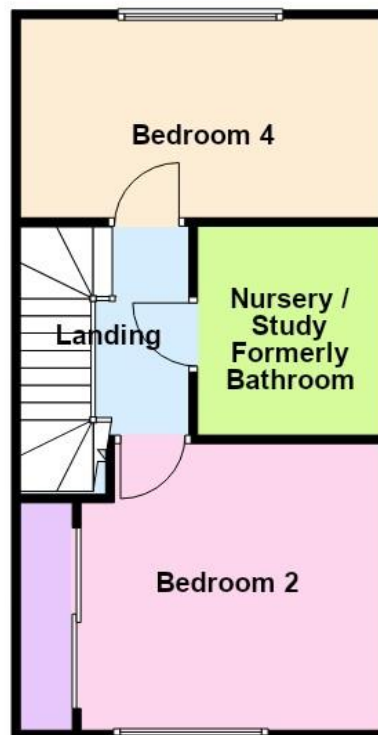
First Floor

Approx. 36.4 sq. metres (391.6 sq. feet)



Second Floor

Approx. 36.4 sq. metres (391.6 sq. feet)



Total area: approx. 109.1 sq. metres (1174.8 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

