



The Pollards, Erdington
Birmingham, B23 5JR

£195,000

Erdington

£195,000

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This beautifully presented modern style terraced property is conveniently nestled in this little-known convenient cul-de-sac location set within close proximity of many amenities including local parks, shops, schools and transport links.

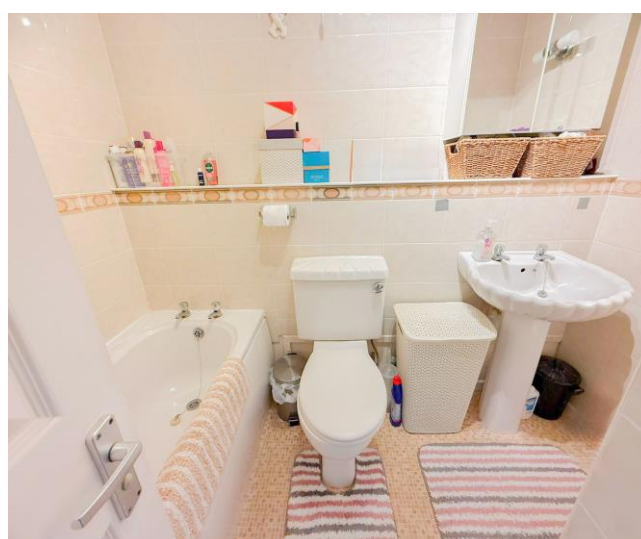
Accessed via a welcoming hall with below stairs storage the ground floor accommodation includes a generous living room, modern conservatory and fitted kitchen.

To the first floor there are two well proportioned bedrooms complimented by a bathroom with contemporary bath suite.

Outside the house has a storm porch, bin store and residents parking to the front and well kept garden and patio to the rear.

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





Property Specification

THIS BEAUTIFULLY PRESENTED
MODERN STYLE TERRACED PROPERTY
ON THE BORDERS OF
ERDINGTON BOLDMERE AND NEW OSCOTT
BRIEFLY COMPRISES;

Hall

3.60m (11'10") max x 1.75m (5'9")

Kitchen

3.60m (11'10") x 1.93m (6'4")

Living Room

3.99m (13'1") x 3.78m (12'5")

Conservatory

3.59m (11'9") x 2.84m (9'4")

Landing

Bedroom 1

3.78m (12'5") x 3.19m (10'5")

Bedroom 2

3.78m (12'5") x 2.54m (8'4")

Bathroom

2.40m (7'10") max x 1.96m (6'5")

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: 6th July 2026

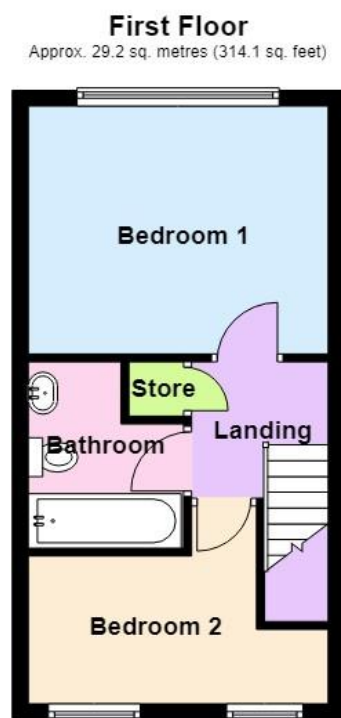
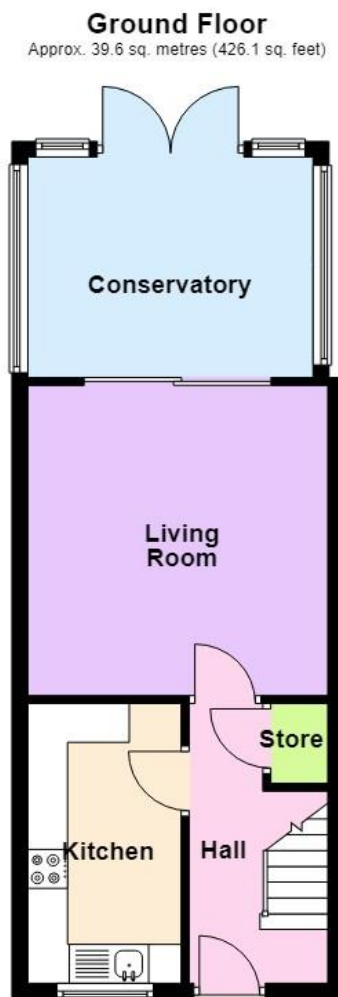
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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
Service Charge for unadopted road: £432p.a.

Floor Plan

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



Total area: approx. 68.8 sq. metres (740.1 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

