



**Kingsbury Road, Erdington
Birmingham, B24 8RD**

Auction Guide Price £290,000

Erdington

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This conveniently located well proportioned extended traditional style semi-detached property sits within close proximity of many sought after amenities including local parks, shops, schools and transport links.

Offering the advantage of no onward chain the property is accessed via an enclosed porch which leads to a welcoming hall having doors off to the through lounge dining room, conservatory garden room, fitted kitchen and guest cloakroom.

To the first floor there are three well proportioned bedrooms complimented by a wet room and separate wc.

Outside the home sits behind a fore-garden with a secure shared driveway leading to the fabulous oversized garage with power suitable for a variety of uses and opening into the well proportioned mature garden with terraced lawns and patios.

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





Property Specification

BEING SOLD BY PAUL CARR MODERN AUCTION
(BUY IT NOW OPTION AVAILABLE)
RESERVATION FEE APPLIES
THIS EXTENDED TRADITIONAL SEMI-DETACHED PROPERTY
BRIEFLY COMPRISES;

Porch

Hall

Dining Room 4.22m (13'10") x 3.64m (11'11")

Lounge 4.27m (14') x 3.34m (11')

Kitchen 4.97m (16'4") x 2.14m (7')

Guest WC

Conservatory

Landing

Bedroom 1 4.24m (13'11") x 3.64m (11'11")

Bedroom 2 4.18m (13'9") max x 3.34m (11')

Bedroom 3 2.41m (7'11") x 1.84m (6'1")

Wet Room

WC

Garage / Worksp

Viewer's Note:

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

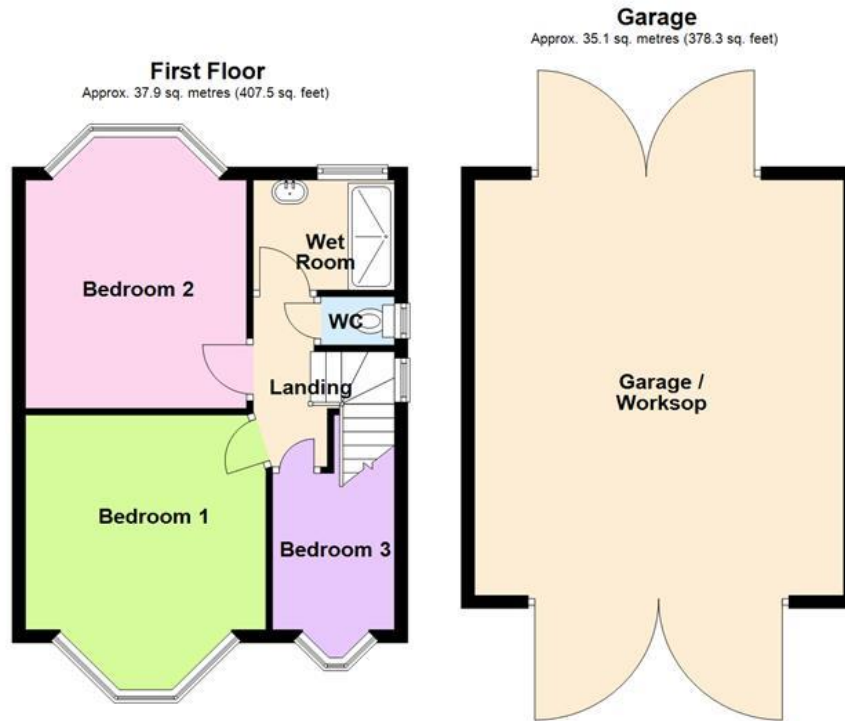
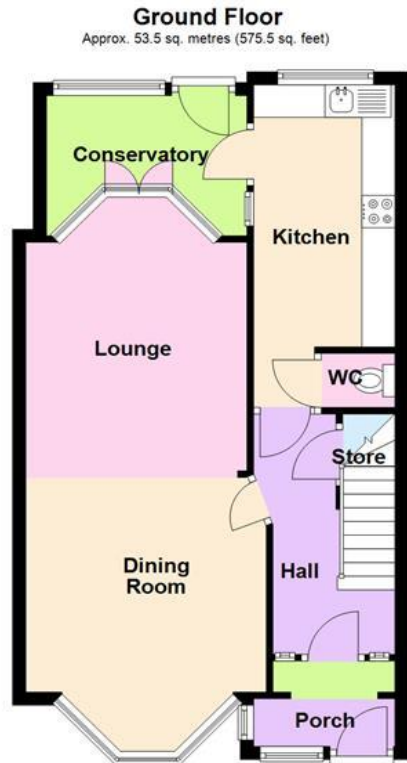
Agent's Note:

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: 8th April 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.

Floor Plan

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



Total area: approx. 126.5 sq. metres (1361.3 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

