



Anderson Road, Erdington  
Birmingham, B23 6NN

Offers in the Region Of £245,000

# Erdington

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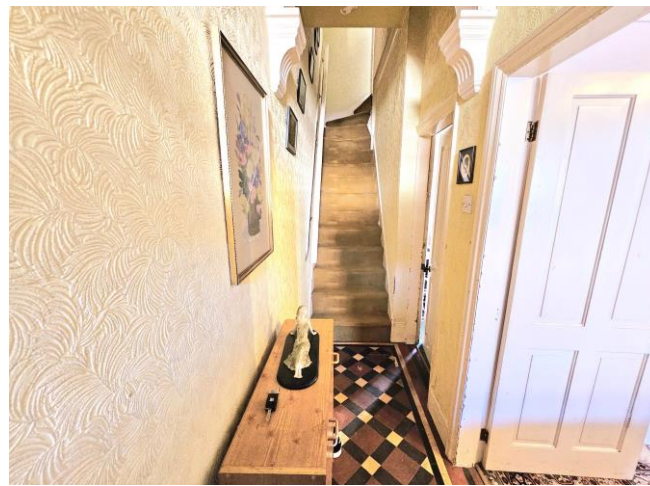
Offered for sale this larger style Edwardian/Victorian home is delightfully configured and is ideally located within a range of local amenities to include shops, schools, road and rail links to major employment centres.

The property briefly comprises; off road parking to the frontage leading to outer front door giving access into the vestibule with entrance hallway beyond having a 'Minton' tiled original floor.

Leading off the hallway is the front facing sitting room with then a formal dining room to the rear. To the rear of the dining room is a spacious and delightful fitted kitchen featuring a range of matching base and wall units with appliances thereto, a separate utility then leads off.

To the first floor are two double bedrooms and a large fully fitted bathroom with full suite including panel bath and separate shower cubicle. Access to the loft is then provided having a rear facing window light.

To the rear the gardens have an Southerly aspect and combine to provide both a patio area with lawned formal gardens all with herbaceous borders, extending to in excess of 100', all ideal for Al-Fresco dining and as a wonderful family entertainment area.





## Property Specification

THIS OUTSTANDING PERIOD FAMILY HOME OFFERING GREAT POTENTIAL BRIEFLY COMPRISES;

### Hall

Lounge 3.65m (12') x 3.60m (11'10") max

Dining Room 3.73m (12'3") x 3.62m (11'11")

Kitchen 3.64m (11'11") x 2.63m (8'8")

Utility 2.40m (7'10") x 1.95m (6'5")

### Landing

Bedroom 1 4.70m (15'5") x 3.66m (12')  
plus 1.17m (3'10") x 1.17m (3'10")

Bedroom 2 3.66m (12') x 2.89m (9'6")

### Bathroom

Loft 4.73m (15'6") x 4.00m (13'1")  
plus 3.71m (12'2") x 3.71m (12'2")

### 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: 29th January 2025

**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

# Floor Plan

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

## Map Location

