



Moor End Lane, Erdington  
Birmingham, B24 9DR

**£245,000**

# Erdington

£245,000

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This conveniently located well proportioned detached double fronted bungalow sits within close proximity of many local amenities including shops, schools and transport links.

Available with the advantage of no onward chain the accommodation on offer is accessed via a welcoming hall having doors leading off to a separate lounge and dining room, two double bedrooms, a conservatory, shower room with white suite and a fitted kitchen.

Outside the property sits behind a driveway offering parking for multiple vehicles, garage access along with a secure side gate to the generous rear garden and patio.

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





## Property Specification

THIS CONVENIENTLY LOCATED  
DETACHED BUNGALOW  
BRIEFLY COMPRISES;

### Hall

Lounge 4.52m (14'10") max x 3.63m (11'11")

Dining Room 3.63m (11'11") x 3.58m (11'9")

### Conservatory

Kitchen 4.05m (13'3") x 2.42m (7'11")

### Garage

Bedroom 1 3.61m (11'10") x 3.20m (10'6")

Bedroom 2 3.63m (11'11") x 3.30m (10'10")

### Shower Room

### 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: 17th November 2025

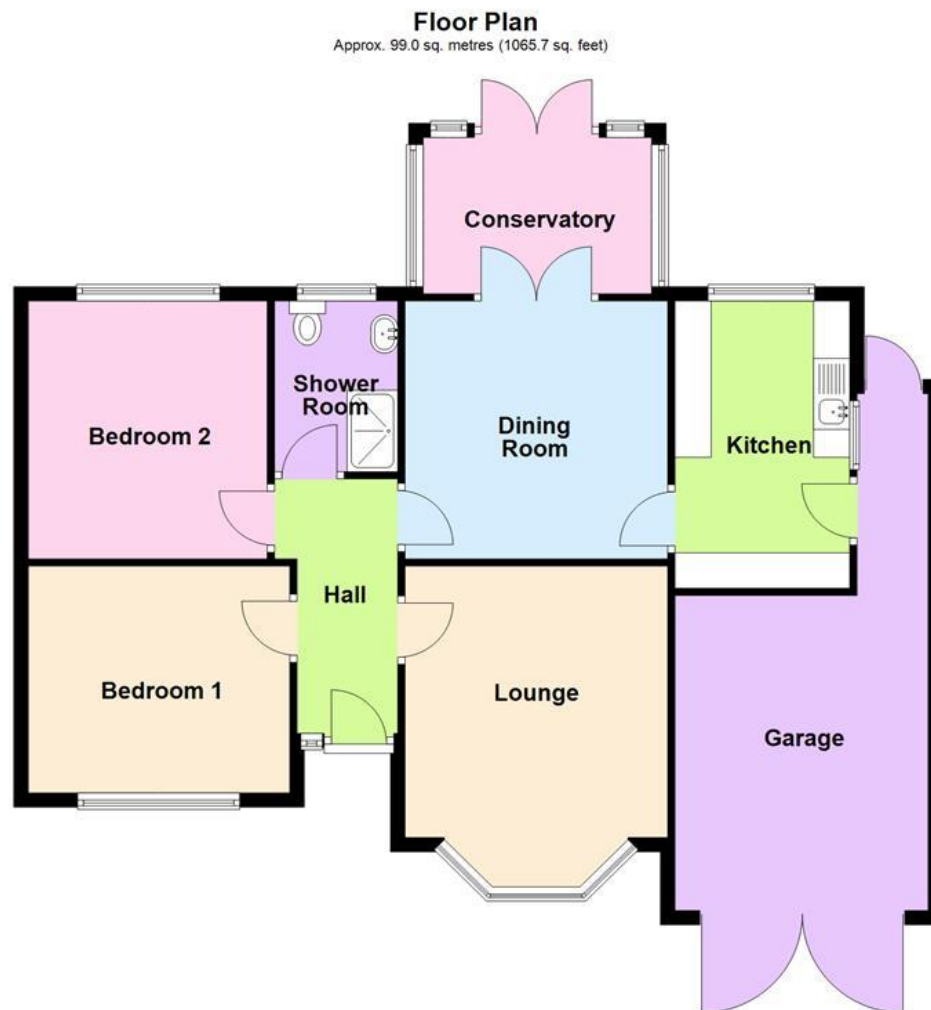
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### Viewer's Note:

Services connected: Gas, electric, water and drainage  
Council tax band: C  
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		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

