



Short Heath Road, Erdington
Birmingham, B23 6LJ

Offers in Excess of £200,000

Erdington

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This conveniently located period terrace property sits within close proximity of many sought after amenities including local park, shops and schools as well as superior transport links both road and rail.

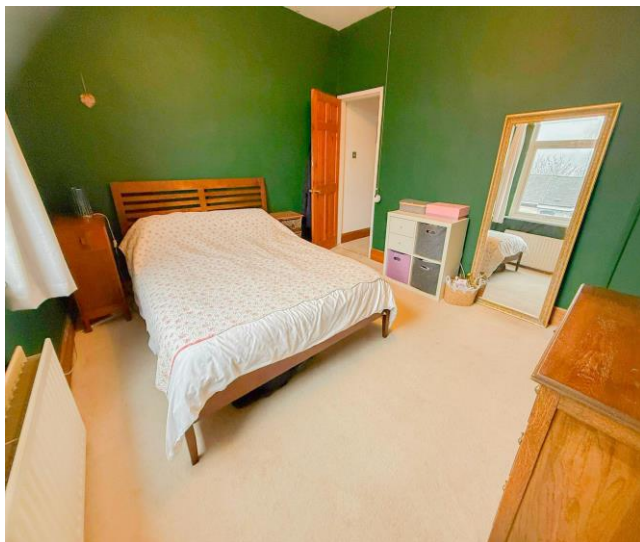
Accessed via an enclosed porch the ground floor accommodation includes a generous through lounge dining room with bay window to the front, stairs to the first floor and open access to a fitted breakfast kitchen.

To the first floor there are two double bedrooms which are complimented by a family bathroom with fitted white suite.

Outside a front driveway provides off road parking and a secure gated access to the well proportioned mature rear garden with timber shed.

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





Property Specification

THIS CONVENIENTLY LOCATED
PERIOD TERRACE PROPERTY
BRIEFLY COMPRISES;

Porch

Lounge Area 3.53m (11'7") x 3.42m (11'3")

Dining Room 4.55m (14'11") x 3.42m (11'3")

Kitchen 4.01m (13'2") x 2.03m (6'8")

Landing

Bedroom 1 4.01m (13'2") x 3.53m (11'7")

Bedroom 2 3.56m (11'8") x 3.12m (10'3")

Bathroom

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: 20th March 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: A
Tenure: Freehold

Floor Plan

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

Ground Floor
Approx. 37.8 sq. metres (407.4 sq. feet)



First Floor
Approx. 41.1 sq. metres (442.3 sq. feet)



Total area: approx. 78.9 sq. metres (849.7 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

