



Pattison Gardens, Erdington
Birmingham, B23 7NQ

£200,000

Erdington

£200,000

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This well presented conveniently located mid terrace property occupies an enviable location set within close proximity of many sought after amenities including local shops, schools and transport links.

Available with the advantage of no onward chain the accommodation on offer is accessed via an enclosed porch leading to an enlarged fitted kitchen, a generous living room with feature fireplace and a pleasant conservatory garden room.

To the first floor the original three bedrooms are currently used as two double beds and a dressing room but could be converted back to the original layout and a family bathroom with fitted white bath suite.

Outside the house sits behind a gated driveway offering off road parking whilst a shared rear passage leads to the low maintenance rear garden.

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





Property Specification

THIS SUPERBLY PRESENTED
CONVENIENTLY LOCATED
TERRACED PROPERTY
BRIEFLY COMPRISES;

Porch

Kitchen 4.84m (15'11") x 2.72m (8'11")

Living Room 4.74m (15'7") x 4.72m (15'6")

Conservatory / Garden Room

Landing

Bedroom 1 4.00m (13'1") x 3.00m (9'10")

Bedroom 2 3.46m (11'4") x 2.97m (9'9")

Dressing Room Formerly Bedroom 3
2.53m (8'3") x 1.75m (5'9")

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: 13th August 2026

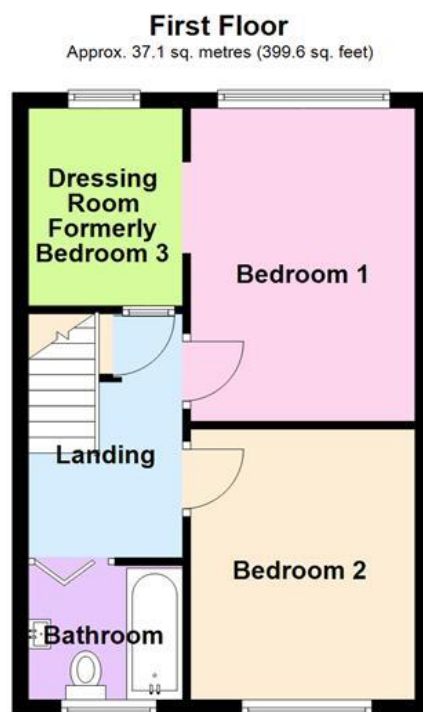
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Viewer's Note:

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



Total area: approx. 82.4 sq. metres (887.3 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

