



Griffin Road, Erdington
Birmingham, B23 7EE

Offers in Excess of £290,000

Erdington

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This attractive traditional style semi-detached property occupies a much coveted and desired road set within close proximity of many amenities including local schools, shops and transport links.

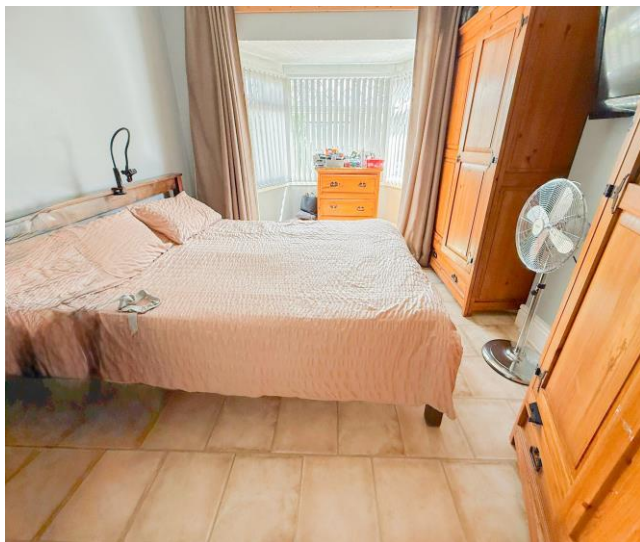
Boasting the advantage of no onward chain the accommodation itself is accessed via a porch which leads to a welcoming hall with doors leading off to a generous through lounge dining room with bay to fore, a fitted kitchen with doors to garden and a side utility with access to the side garage and patio.

To the first floor there are three well proportioned bedrooms which are complimented by a family bathroom with white bath suite and a separate wc.

Outside the home sits behind a driveway providing garage access and off road parking for vehicles, whilst to the rear of the property there is a mature garden and patio with brick out house.

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





Property Specification

THIS TRADITIONAL STYLE
SEMI DETACHED PROPERTY
BRIEFLY COMPRISES;

Porch

Hall

Lounge Dining Room
8.57m (28'1") x 3.31m (10'10")

Kitchen
3.89m (12'9") x 2.74m (9')

Utility
4.56m (15') x 1.43m (4'8")

Garage
4.52m (14'10") x 2.39m (7'10")

Landing

Bedroom 1
4.50m (14'9") x 3.31m (10'10")

Bedroom 2
4.21m (13'10") x 3.31m (10'10")

Bedroom 3
2.41m (7'11") x 1.78m (5'10")

Bathroom
2.74m (9') x 1.80m (5'11")

Separate WC
1.24m (4'1") x 0.86m (2'10")

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: 15th June 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:

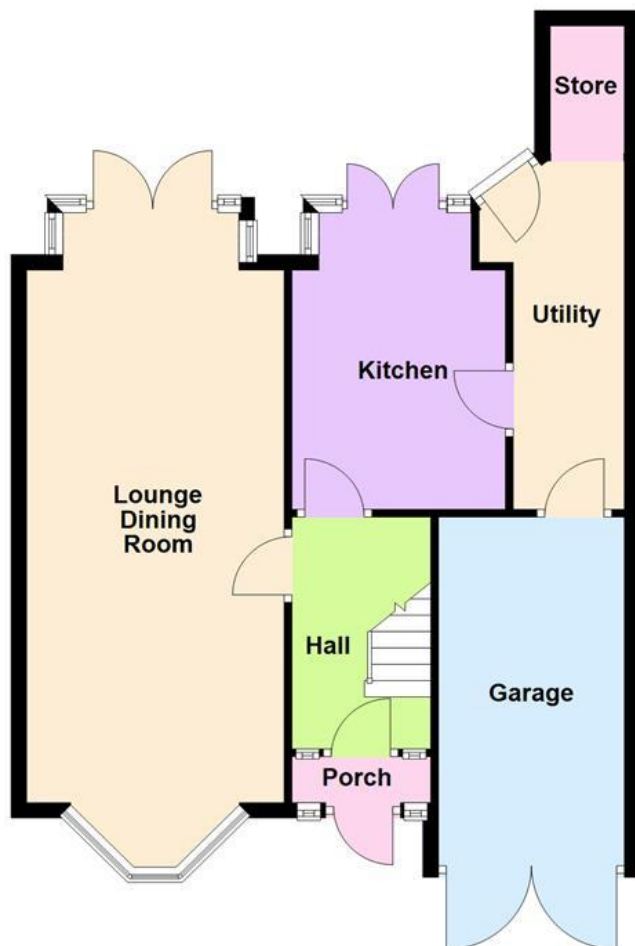
Services connected: Gas, electric, water and drainage
Council tax band: C
Tenure: Freehold

Floor Plan

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

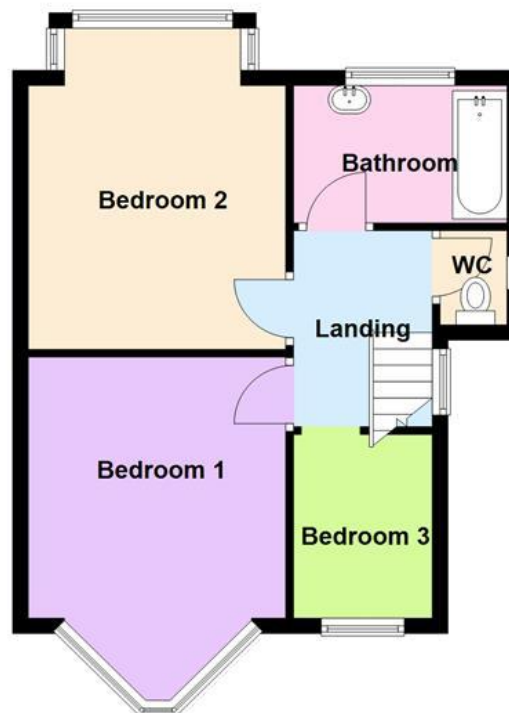
Ground Floor

Approx. 63.0 sq. metres (677.9 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.4 sq. feet)



Total area: approx. 104.1 sq. metres (1120.2 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

