



Milverton Road, Erdington
Birmingham, B23 6ES

Auction Guide Price £180,000

Erdington

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Occupying a popular and convenient residential location close to Erdington High Street this recently refurbished three bed period terraced property sits within close proximity of many local amenities including shops, schools and transport links.

Offering the advantage of no onward chain the accommodation itself is accessed via a recessed porch and includes an entrance hall, separate lounge and dining room, inner hallway with storage, a modern style kitchen and utility room.

To the first floor the three well proportioned bedrooms are complimented by a family bathroom with white suite.

Outside the home sits behind a pleasant lawned fore-garden, with the rear mature garden having secure gated access.

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





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: 16th September 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.

Property Specification

THIS SUPERBLY LOCATED
 PERIOD TERRACE PROPERTY
 WITH THREE WELL PROPORTIONED BEDROOMS
 BRIEFLY COMPRISES;

Porch

Hall

Dining Room 4.17m (13'8") max x 2.74m (9')

Lounge 3.68m (12'1") x 3.65m (12')

Inner Hallway

Kitchen 2.82m (9'3") x 2.07m (6'10")

Utility 2.07m (6'10") x 1.52m (5')

WC

Landing

Bedroom 1 4.15m (13'7") x 3.65m (12')

Bedroom 2 3.68m (12'1") x 2.82m (9'3")

Bedroom 3 4.19m (13'9") x 2.07m (6'10")

Bathroom

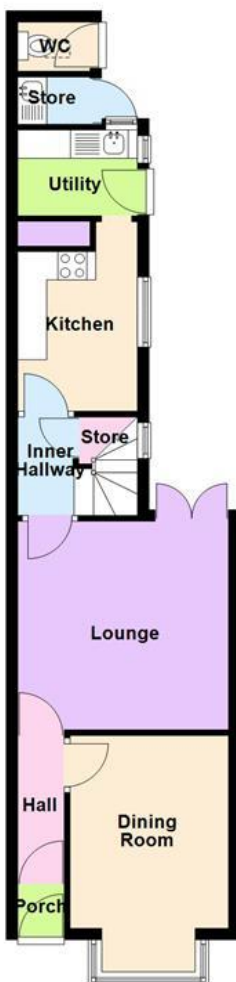
Viewer's Note:

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

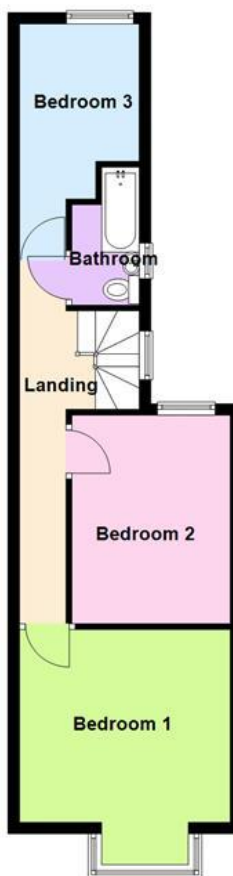
Floor Plan

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

Ground Floor
Approx. 43.5 sq. metres (466.2 sq. feet)



First Floor
Approx. 41.4 sq. metres (445.5 sq. feet)



Total area: approx. 84.9 sq. metres (913.7 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

