



Johnson Road, Erdington,
Birmingham, B23 6PX

£155,000

Erdington

£155,000

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Superbly located for a wealth of local amenities including superior local transport links both road and rail, excellent shops and schools, this period terrace property offers scope for modernisation throughout.

Accessed via an enclosed porch the ground floor accommodation includes separate reception rooms, a kitchen with garden access and a ground floor bathroom.

To the first floor there are two double bedrooms and a built-in wardrobe to bedroom one.

Outside the property sits behind a fore-garden and enjoys a mature garden to the rear.

An early viewing is essential in order to avoid disappointment.





Property Specification

THIS SUPERBLY LOCATED TERRACE PROPERTY OFFERING SOME SCOPE FOR MODERNISATION BRIEFLY COMPRISES;

Dining Room 2.52m (8'3") x 2.00m (6'7") max

Lounge 3.58m (11'9") x 2.00m (6'7")

Kitchen 2.18m (7'2") x 1.85m (6'1")

Bathroom

Landing

Bedroom 1 3.76m (12'4") x 3.58m (11'9")

Bedroom 2 3.58m (11'9") x 3.43m (11'3")

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: 22nd January 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.

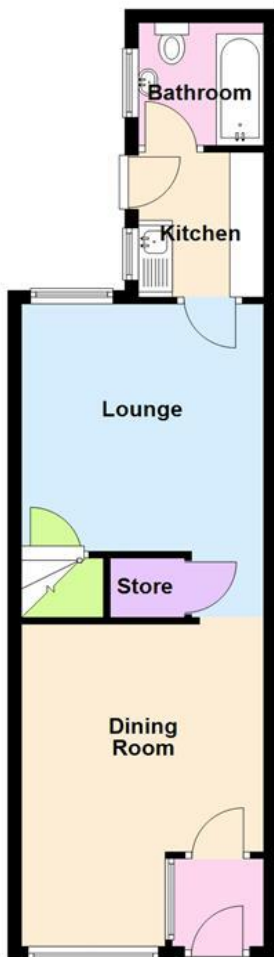
Viewer's Note:

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

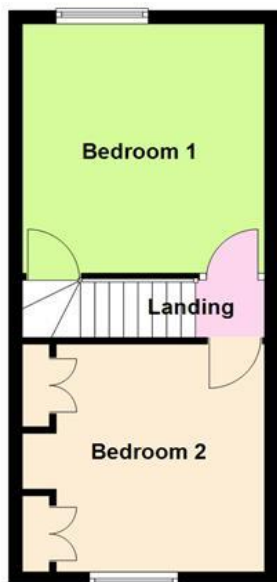
Floor Plan

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

Ground Floor
Approx. 42.4 sq. metres (456.8 sq. feet)



First Floor
Approx. 29.5 sq. metres (317.8 sq. feet)



Total area: approx. 72.0 sq. metres (774.6 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

