



Kingsbury Road, Erdington
Birmingham, B24 9NF

£255,000

Erdington

£255,000

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Superbly located for many sought after local amenities including shops, schools and transport links this attractive characterful semi-detached property offers the advantage of no onward chain.

Accessed via an enclosed porch, the ground floor accommodation includes a welcoming hall with downstairs store, a lounge, separate dining room with garden access and kitchen.

To the first floor there are three bedrooms along with a shower room and separate WC.

Outside the home sits behind a pleasant fore-garden with off road parking and shared access to a rear garage and a gate leading to the beautiful and well stocked rear garden.

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





Property Specification

THIS CONVENIENTLY LOCATED
WELL-MAINTAINED TRADITIONAL STYLE
SEMI-DETACHED PROPERTY
BRIEFLY COMPRISES;

Porch

Hall

Lounge 4.56m (15') x 3.79m (12'5")

Dining Room 3.73m (12'3") x 3.57m (11'8")

Kitchen 2.70m (8'10") x 1.92m (6'4")

Landing

Bedroom 1 3.73m (12'3") x 3.57m (11'8")

Bedroom 2 4.57m (15') x 3.57m (11'8")

Bedroom 3 2.35m (7'8") x 2.03m (6'8")

Shower Room

Separate w.c.

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: 21st August 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.

Viewer's Note:

Services connected: Gas, electric, water and drainage

Council tax band: B

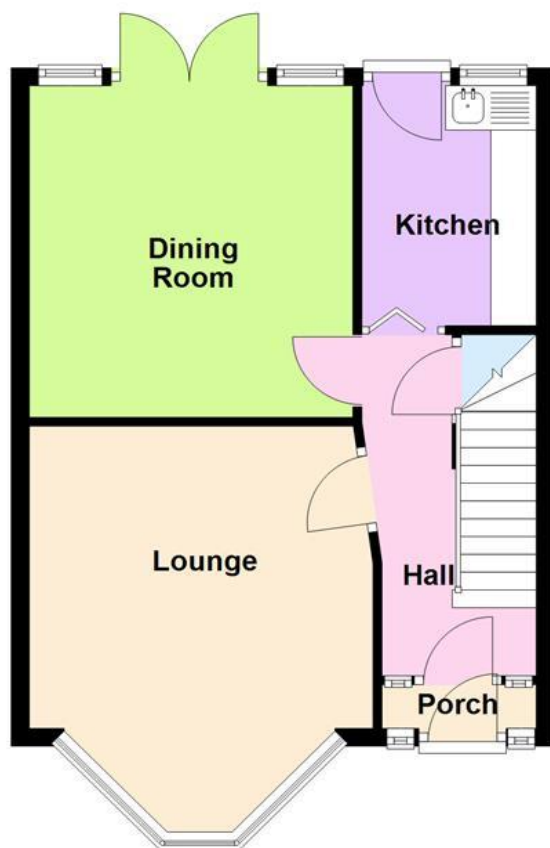
Tenure: Freehold

Floor Plan

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

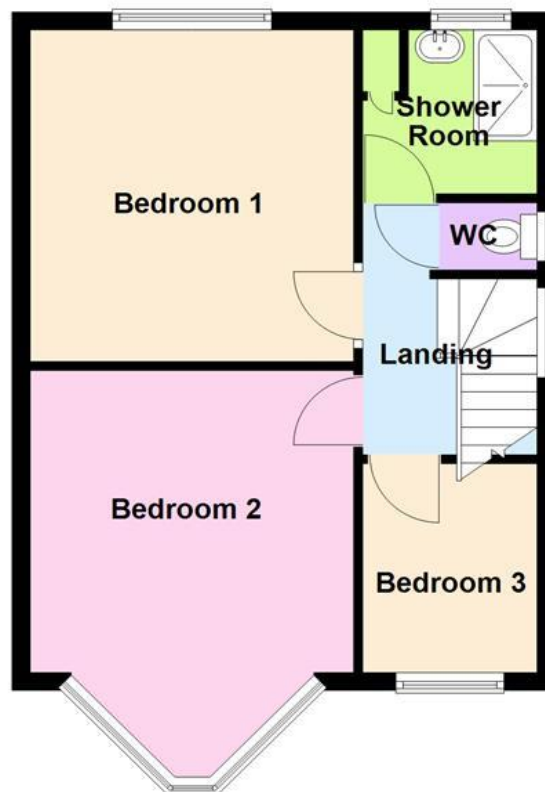
Ground Floor

Approx. 40.8 sq. metres (439.0 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.4 sq. feet)



Total area: approx. 81.8 sq. metres (880.4 sq. feet)

Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

