



Abbeyfield Road, Erdington
Birmingham, B23 5LL

£240,000

Erdington

£240,000



This superbly located well proportioned semi-detached property sits within close proximity of many sought after local amenities including shops, schools, park and transport links.

The house itself sits behind a driveway offering off road parking for vehicles and is accessed via a well proportioned porch and welcoming hall having guest cloakroom and doors leading to separate reception rooms, a conservatory/garden room and fitted kitchen.

To the first floor there are three well proportioned bedrooms complimented by a family shower room having a white suite.

Outside a secure side gate leads to a good size level garden and patio.

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





Property Specification

THIS SUPERBLY LOCATED SEMI-DETACHED PROPERTY BRIEFLY COMPRISES;

Porch

Hall

WC

Sitting Room 3.84m (12'7") x 3.19m (10'6")

Lounge 4.11m (13'6") x 3.84m (12'7")

Kitchen 3.09m (10'2") x 2.08m (6'10")

Conservatory Garden Room

Landing

Bedroom 2 3.66m (12') x 2.71m (8'11")

Bedroom 1 4.42m (14'6") x 3.41m (11'2")

Shower Room

Bedroom 3 3.53m (11'7") x 2.64m (8'8")

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 October 2025

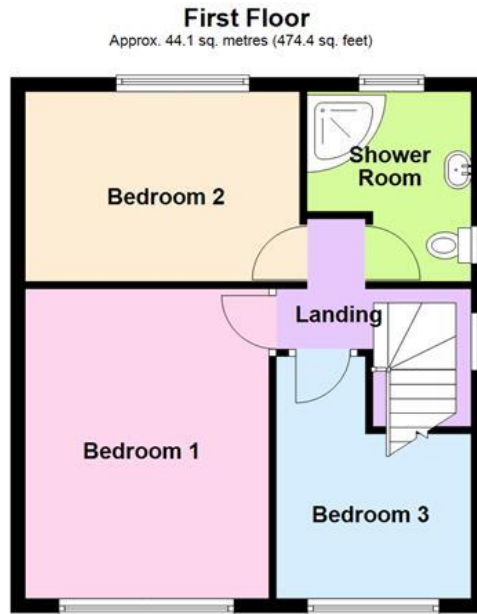
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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



Total area: approx. 106.5 sq. metres (1146.1 sq. feet)

Energy Efficiency Rating

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

Map Location

