PAUL CARR Estate Agents Sales & Lettings

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Doidge Road, Erdington
Birmingham, B23 7SQ

Offers Over £177,000

Erdington

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This superbly presented conveniently located period terraced property occupies an enviable location set within close proximity of many sought after amenities including a local park, schools and shops.

Accessed via a dining room with a bay window to the front, a door leads to a generous living room with patio doors off and further access onto the fitted kitchen and rear lobby.

To the first floor there are two double bedrooms and a family bathroom with white fitted bath suite.

Outside the home sits behind a front garden with a mature garden to the rear.

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

Property Specification

THIS CONVENIENTLY LOCATED
SUPERBLY PRESENTED
PERIOD TERRACED PROPERTY
BRIEFLY COMPRISES;

Dining Room
4.08m (13'4") x 3.48m (11'5")

Lounge
4.61m (15'2") x 3.48m (11'5")

Kitchen
3.49m (11'5") x 1.94m (6'4")

Rear Lobby
1.94m (6'4") x 0.97m (3'2")

Landing
2.42m (7'11") x 0.84m (2'9")

Bedroom 1
3.59m (11'9") x 3.48m (11'5")

Bedroom 2
3.67m (12'1") x 2.65m (8'8")

Bathroom
3.49m (11'5") x 1.94m (6'4")

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: 3rd August 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 £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

Viewer's Note:

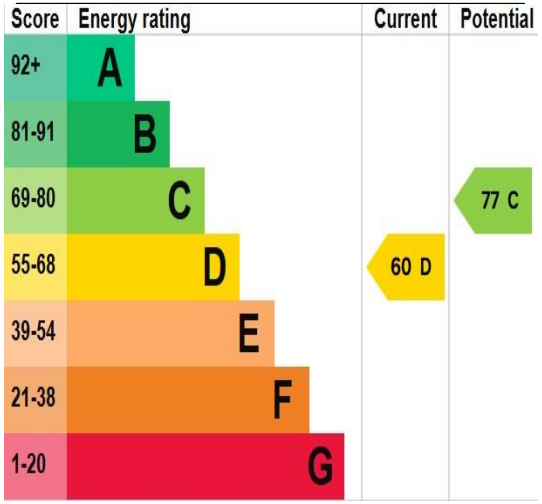
Services connected: Gas, electric, water and drainage
Council tax band: A
Tenure: Freehold

Floor Plan

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

Total area: approx. 74.1 sq. metres (797.2 sq. feet)

Energy Efficiency Rating



Map Location

www.paulcarrestateagents.co.uk
OnTheMarket.com
rightmove.co.uk The UK's number one property website
The Property Ombudsman