PAUL CARR Estate Agents
Sales & Lettings

Erdington | 0121 382 8870 | Erdington@paulcarrestateagents.co.uk

Rollason Road, Erdington
Birmingham, B24 9BJ

Offers in the Region Of £320,000

Erdington

Offers in the Region Of £320,000

3 1 2

This conveniently located extended link detached dormer bungalow occupies an enviable residential location set within close proximity of many local amenities including a nearby park, schools, shops and transport links.

Accessed via a welcoming hallway the accommodation on offer includes a most pleasant lounge, a breakfast dining room with study area, fitted kitchen, garden room with doors to patio and internal access to the garage/store, two double ground floor bedrooms, a bathroom with white fitted suite and access to the first floor dormer bedroom via a charming half landing.

Outside the property sits behind a fore-garden and driveway with gated access to the beautiful mature rear garden and patio.

An early viewing is essential in order to fully appreciate the opportunity on offer and avoid disappointment.

Property Specification

THIS CONVENIENTLY LOCATED EXTENDED LINK DETACHED DORMER BUNGALOW BRIEFLY COMPRISES;

Hall 2.00m (6'7") x 1.79m (5'10")

Bedroom 1 3.62m (11'11") x 3.04m (10')

Bedroom 2 3.21m (10'6") x 2.95m (9'8")

Bathroom 2.12m (7') x 1.79m (5'10")

Lounge 4.39m (14'5") x 3.62m (11'11")

Breakfast Room 3.97m (13') x 2.34m (7'8") max

Kitchen 4.52m (14'10") x 2.91m (9'7")

Garden Room 4.71m (15'5") x 2.21m (7'3")

Garage / Store 7.53m (24'8") x 1.54m (5'1")

Dormer Landing 2.43m (8') x 1.79m (5'10")

Bedroom 3 4.24m (13'11") x 3.32m (10'11")

Store 1.44m (4'8") x 1.06m (3'6")

Storage 1.79m (5'10") x 0.63m (2'1")

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: 14th August 2026

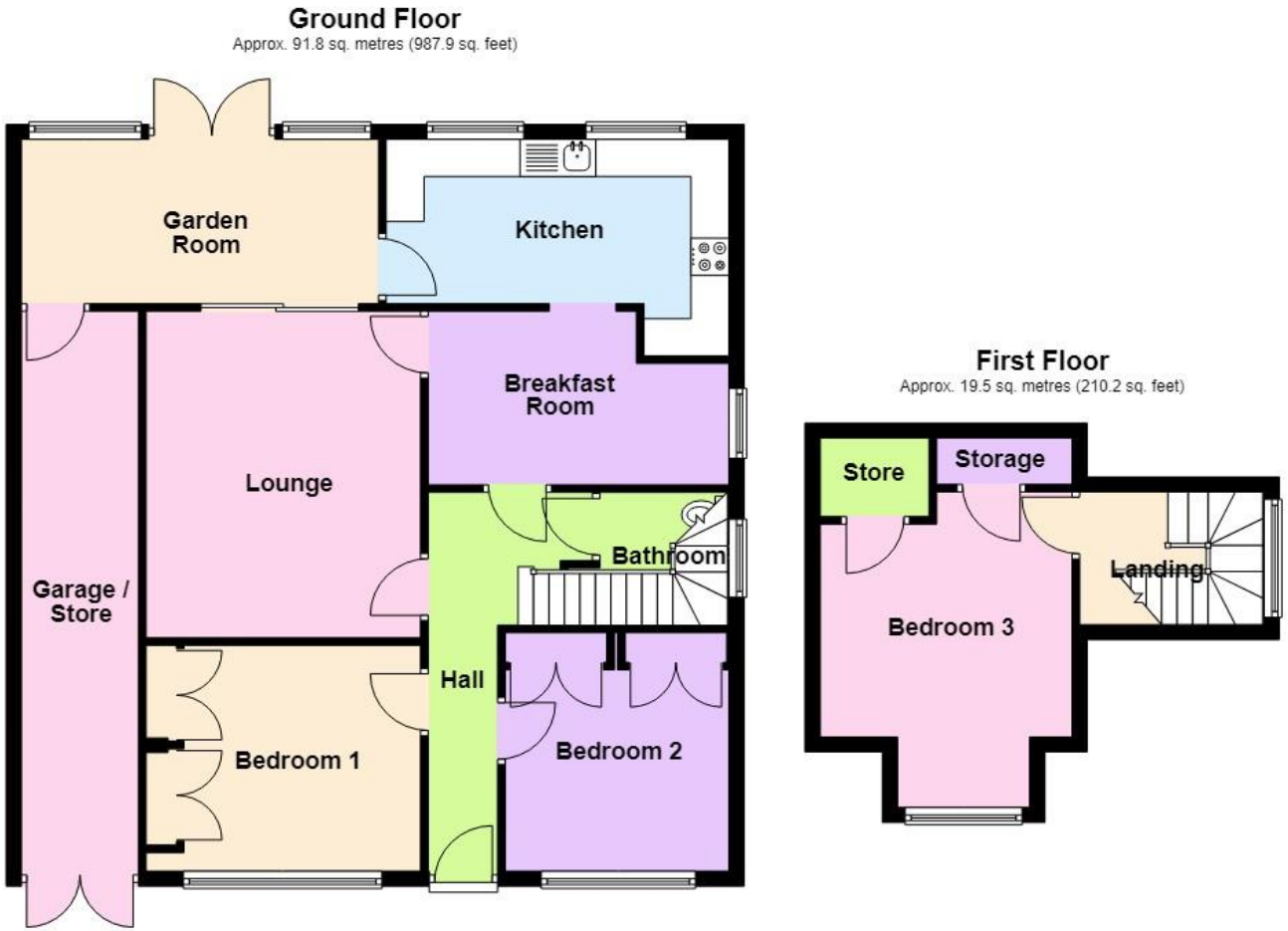
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract.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

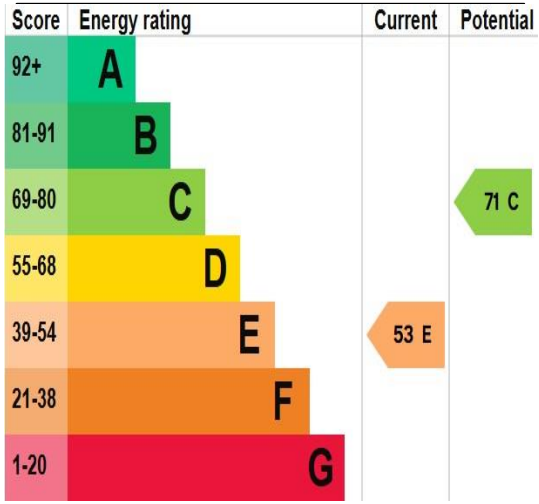
Floor Plan

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



Total area: approx. 111.3 sq. metres (1198.1 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