



Goodison Gardens, Erdington
Birmingham, B24 0AG

£295,000

Erdington

£295,000



This well-presented semi-detached home occupies a most enviable and convenient location set within close proximity of many amenities including desirable local schools, shops and transport links.

Available with the advantage of no onward chain the accommodation on offer is accessed via an enclosed porch leading to a welcoming hall having doors off to a through lounge dining room enjoying a bow window to the front and patio doors to the rear, along with further access to the fitted galley kitchen.

To the first floor there are three well proportioned bedrooms, two of which boast fitted wardrobes, and a contemporary family bathroom.

Outside there is a fore-garden and driveway providing off road parking for vehicles and access to the detached garage with a secure gate to the mature rear garden and patio.

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





Property Specification

THIS CONVENIENTLY LOCATED WELL PRESENTED MODERN STYLE SEMI-DETACHED PROPERTY BRIEFLY COMPRISES;

Porch 1.77m (5'10") x 0.91m (3')

Hall 4.27m (14') max x 1.77m (5'10")

Lounge 4.27m (14') x 3.18m (10'5")

Dining Room 3.15m (10'4") x 2.63m (8'8")

Kitchen 3.15m (10'4") x 2.31m (7'7")

Landing 2.90m (9'6") x 1.87m (6'2")

Bedroom 1 4.27m (14') x 3.07m (10'1")

Bedroom 2 3.15m (10'4") x 3.07m (10'1")

Bedroom 3 2.74m (9') x 1.96m (6'5")

Bathroom 1.93m (6'4") x 1.68m (5'6")

Garage 4.87m (16') x 2.44m (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: 24th 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 £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: C
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

