



Raftord Road, Erdington  
Birmingham, B23 5PE

£200,000

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This superbly located extended characterful semi detached property occupies a popular and sought after cul-de-sac location set within close proximity of many popular local amenities including shops, schools and transport links with nearby parkland.

Accessed via an enclosed porch the ground floor accommodation includes a welcoming hall having doors off to a dining room with bay window, a separate lounge with doors to garden and an extended kitchen.

To the first floor there are three bedrooms complimented by a family bathroom with fitted white suite.

Outside the home sits behind a fore garden, with secure gated access to a generous and 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 CHARACTERFUL EXTENDED SEMI DETACHED PROPERTY BRIEFLY COMPRISES;

Porch

Hall

Dining Room 3.66m (12') max x 3.00m (9'10")

Lounge 3.75m (12'4") max x 3.00m (9'10")

Kitchen 3.79m (12'5") x 2.00m (6'7")

Landing

Bedroom 1 3.91m (12'10") max x 3.00m (9'10")

Bedroom 2 3.70m (12'2") max x 3.00m (9'10")

Bedroom 3 1.83m (6') x 1.67m (5'6")

Bathroom

### 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: 9th January 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:

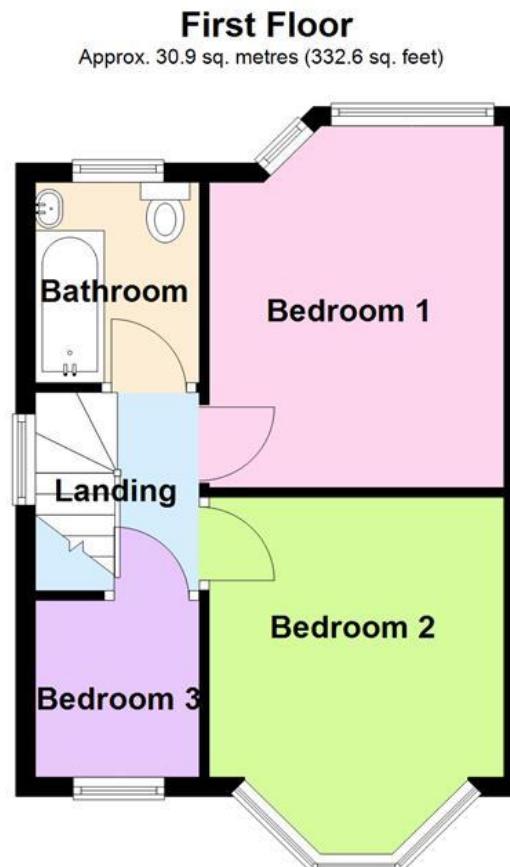
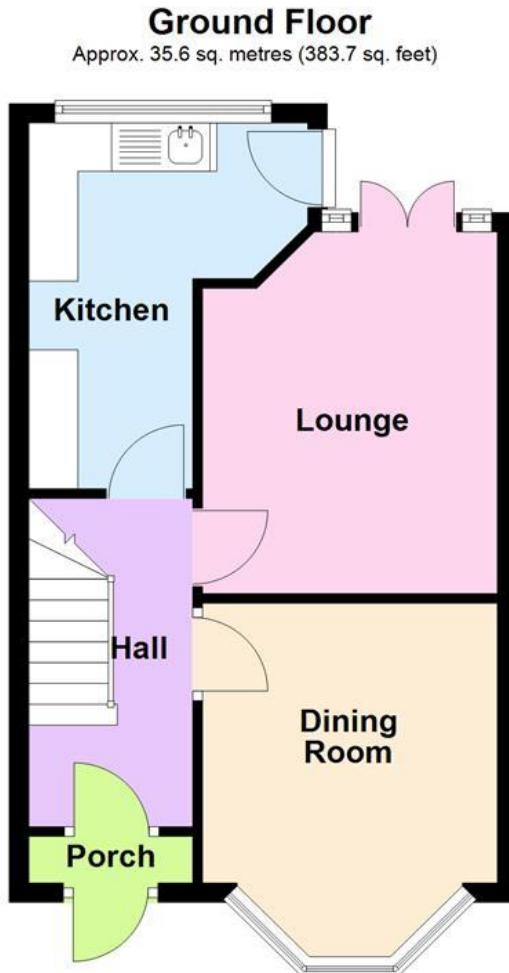
Services connected: Gas, electric, water and drainage

Council tax band: B

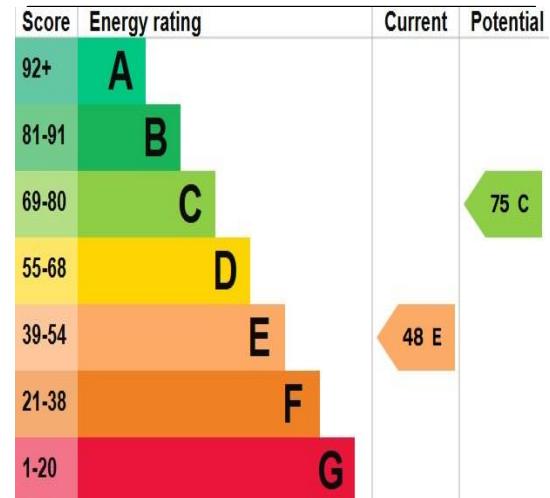
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating



## Map Location

