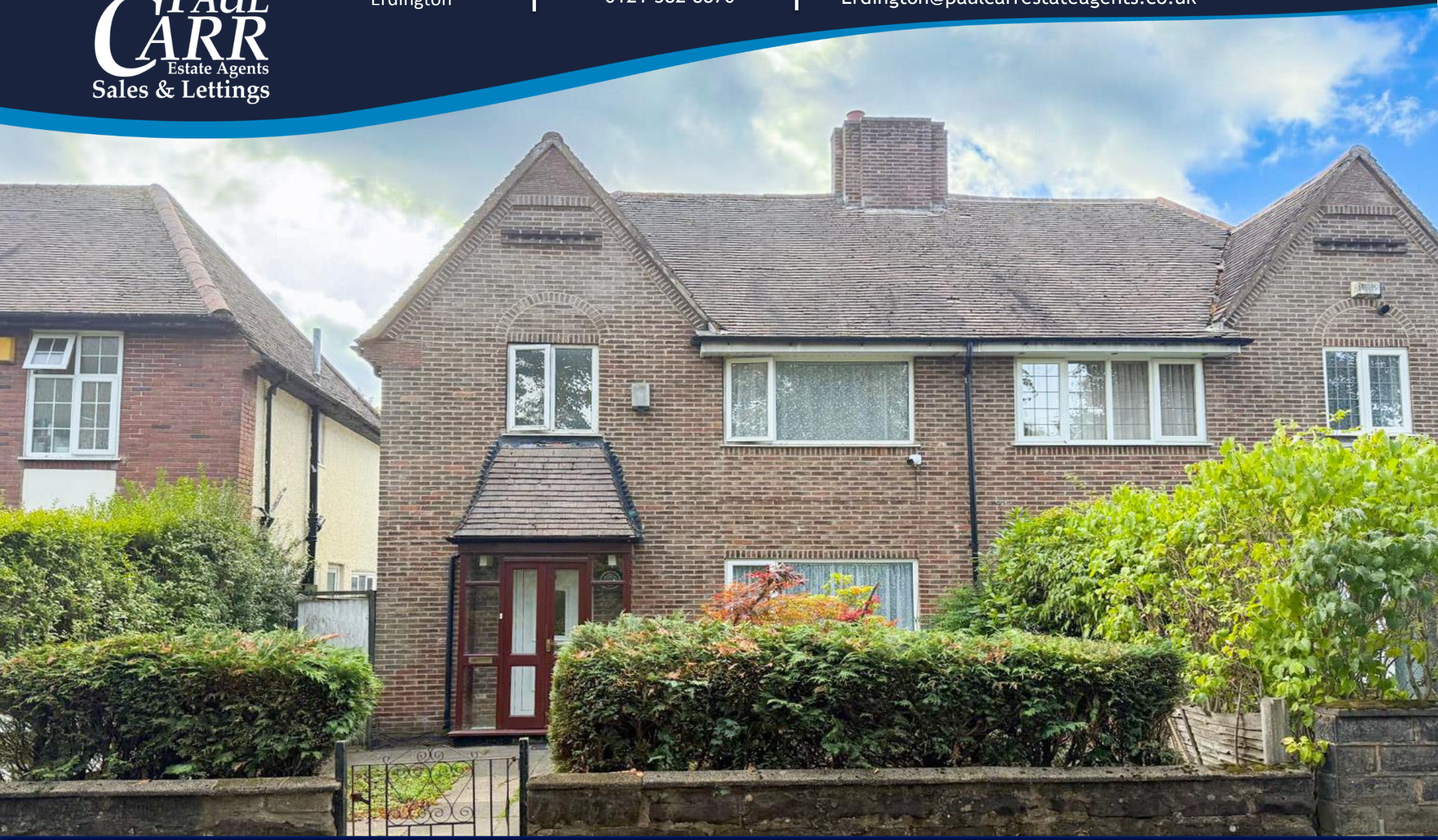
PAUL CARR Estate Agents Sales & Lettings

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



Jaffray Road, Erdington
Birmingham, B24 8AZ

£275,000

Erdington

£275,000

3 | 1 | 2

This attractive looking characterful semi-detached property occupies a sought after and convenient location set within close proximity of many amenities, including local shops, schools and transport links.

Accessed via an enclosed porch the ground floor accommodation includes a welcoming hallway with guest cloakroom and pantry store off, along with a well-proportioned lounge, separate dining room, kitchen and lean to conservatory.

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

Outside the property sits behind an enclosed fore-garden with secure gated access to the mature rear garden, which boasts the added advantage of a multi functional cabin which is insulated and benefits from power and light. There is also a communal rear access, meaning gates could be reinstated to the rear for vehicular access.

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





















Property Specification

THIS CHARACTERFUL TRADITIONAL STYLE
SEMI-DETACHED PROPERTY
BRIEFLY COMPRISES;

Porch

Hall

Guest WC & Store

Dining Room
3.11m (10'2") x 2.00m (6'7")

Lounge
4.08m (13'5") x 2.00m (6'7")

Kitchen
3.32m (10'11") x 2.13m (7')

Lean To Conservatory
5.99m (19'8") x 2.86m (9'5")

Landing

Bedroom 1
4.08m (13'5") x 2.00m (6'7")

Bedroom 2
3.11m (10'2") x 2.00m (6'7")

Bedroom 3
3.32m (10'11") x 2.13m (7')

Bathroom
2.39m (7'10") x 2.13m (7')

Separate WC

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: 13th October 2026

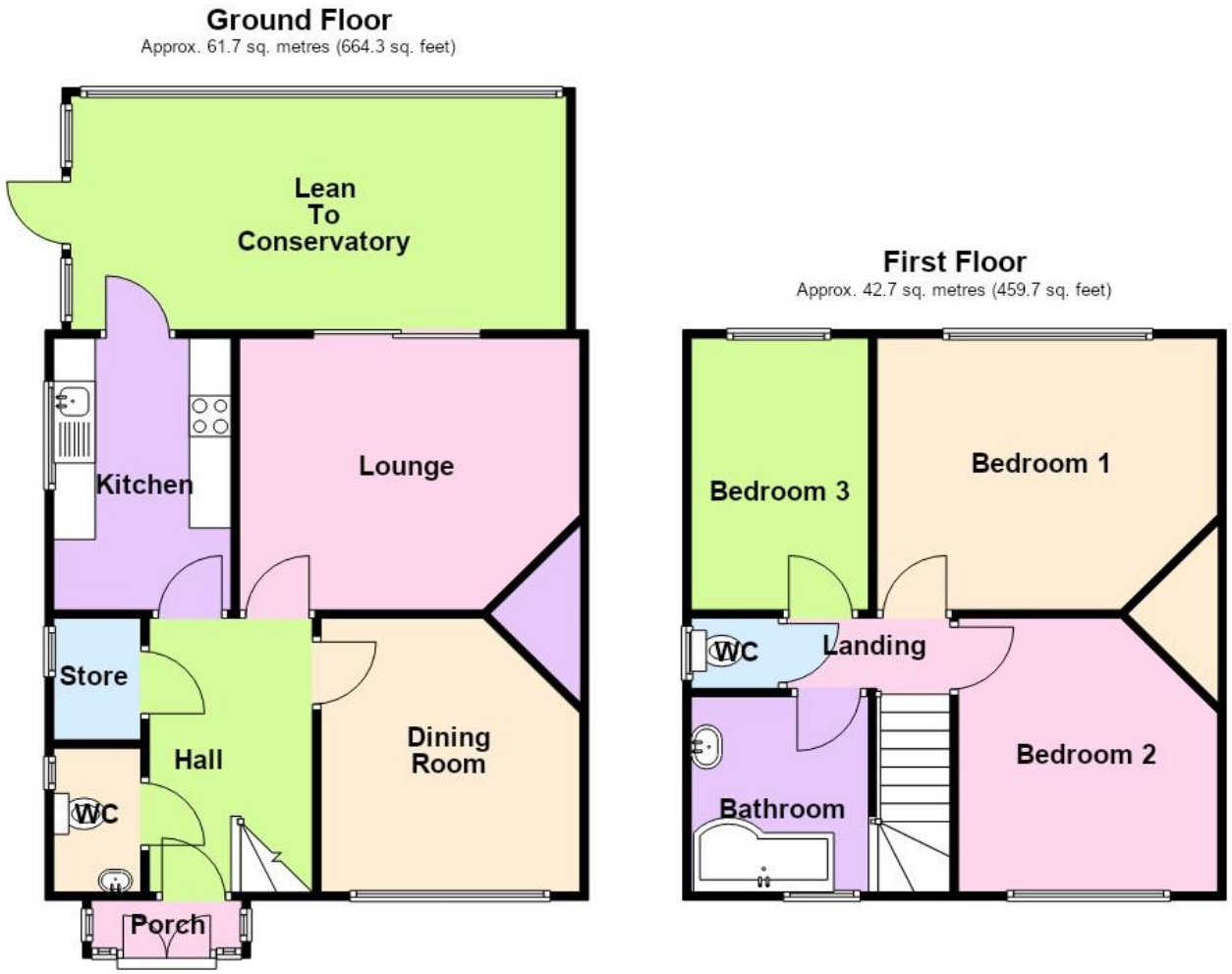
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract.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

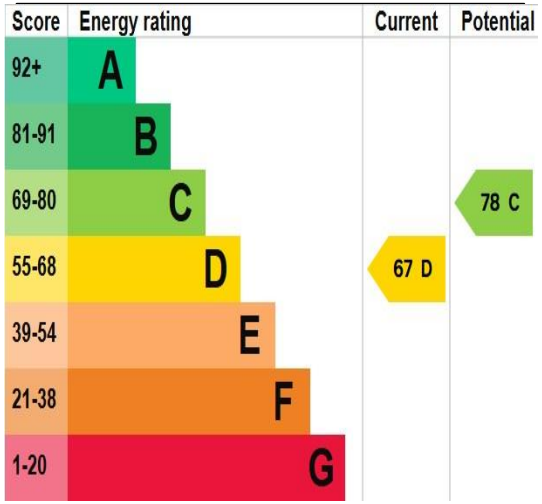
Floor Plan

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



Total area: approx. 104.4 sq. metres (1124.0 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