

FOR SALE

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Raford Road

Erdington, Birmingham, B23 5PE

INVESTMENT OPPORTUNITY ONLY - TENANTS IN-SITU

Midland Residential are delighted to present this three-bedroom corner detached residence, ideally situated in the ever-popular area of Erdington. Positioned within close proximity to schools, local amenities, and public transport links, this attractive home offers both convenience and modern family living.

The property benefits from off-road parking and a garage to the side while internally it enjoys gas central heating and double glazing (where specified). The ground floor accommodation begins with an entrance hallway, leading to a front reception room and kitchen diner. The fitted kitchen is well-appointed with units and workspace and access to the rear garden. To the first floor, there are three well-proportioned bedrooms along with a family bathroom.

Offered to investors only as the property comes with tenants in-situ until November 2026 with an annual rent of £14,400. Early viewings are highly recommended and strictly by appointment only.

Offers In The Region Of £265,000

1* Raford Road

Erdington, Birmingham, B23 5PE



- Investment Opportunity Only
- Kitchen/Diner
- Central Heating
- Council Tax: B
- Three Bed Detached Property
- Fitted Bathroom
- Off Road Parking / Garage
- Reception Room
- Double Glazed (where specified)
- EPC: E

Approach

Having mature hedges and a mature lawn to the four with gated access and steps leading down with side gated access providing vehicle access to a separate garage at the four with further gated access leading to the rear

Entrance Hallway

Having UPVC double glazed front door with obscure glass side units, vinyl flooring, central heating radiator, recessed ceiling spotlights, stairs leading to the first floor and doors leading their off

Front Reception Room

12'0" into bay x 9'11" (3.66 into bay x 3.03)

Having vinyl flooring, central heating radiator, UPVC double glazed five sided bay window, ceiling light point

Kitchen/Diner

12'10" x 15'9" (3.92 x 4.81)

Having vinyl flooring, UPVC double glazed window to the rear a selection of wall and base units worksurface with stainless steel sink inset with tap over, splashback wall tiles, Vaillant boiler, double glazed patio door leading through to the rear with fixed side unit

Stairs and Landing

having a fitted carpet painted handrail and banister leading through to landing UPVC double glazed window with obscure glass to the side elevation, recessed ceiling spotlights, loft hatch access point, doors leading thereof

Bathroom

7'0" x 5'4" (2.15 x 1.64)

Having vinyl flooring, central heating radiator, bath with taps over, wall tiles, Triton electric shower, wash hand basin and pedestal with tap over, close coupled WC, UPVC double glazed windows, UPVC double glazed to rear elevation, mechanical extractor fan.

Bedroom 1

12'5" into bay x 9'11" (3.8 into bay x 3.03)

Having fitted carpet central heating radiator PVC double glazed five sided bay window to the fore, ceiling light point

Bedroom 2

13'0" into bay x 9'10" (3.97 into bay x 3.02)

Having a fitted carpet central heating radiator UPVC 2 sided double glaze window to the rear ceiling light point

Bedroom 3

Having a fitted carpet central heating radiator, UPVC three sided double glazed window to the fore, ceiling light point

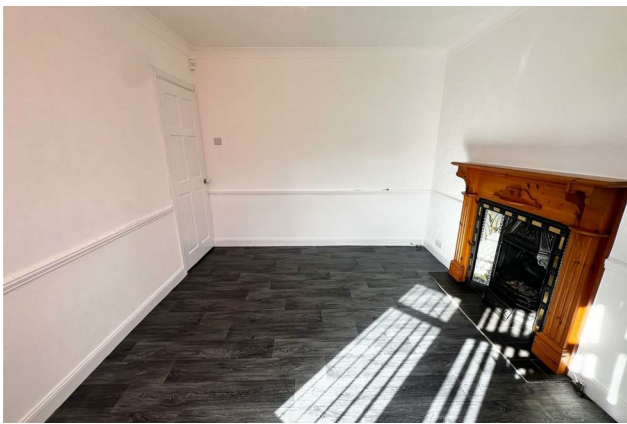
Garden

Having a raised patio with mature lawn, shed, benefiting from side access leading back to the fore

Material information

The council tax is charged at a band B from Birmingham City Council. This is a 3 bedroom detached property mainly constructed from brick and timber with a tiled roof. The water and sewerage are provided and billed by Severn Trent Water. The property has double glazed windows and gas central heating through out. There is off road parking and a garage available. There is a very low flood risk for this property. There are no adaptations for accessibility. Broadband is available as reported by Ofcom: Standard 8 Mbps download - 0.9 Mbps upload and Ultrafast 1000 Mbps download - 100 Mbps upload. The networks in the area are Virgin Media and You

may be able to obtain broadband service from these Fixed Wireless Access providers covering the area: EE. Mobile phone services with EE are likely to voice and data activity, Three, O2 and Vodafone are all limited to voice and data activity. 5G is predicted to be available around your location from the following providers: EE, Three, O2 and Vodafone. There are several local planning applications registered with Birmingham City Council for the local vicinity. The property is located off the coalfield. The property is not effected by coastal erosion. The garage roof is covered with asbestos sheeting.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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Money Laundering Regulations: Intending purchasers will be asked to produce documentation at the offer stage. We ask for your co-operation to prevent a delay in agreeing the sale. A non-refundable fee of £55.00 per person is payable at the point of the offer being accepted.