



New Street, Erdington
Birmingham, B23 6TU

Offers in the Region Of £205,000

Erdington

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Ideally situated for a wealth of local amenities including nearby shops and schools along with superior transport links both road and rail, this superbly presented period terrace property offers an excellent opportunity for buyers.

Accessed via a recessed porch and hallway, doors lead off to an attractive lounge with bay window having fitted plantation shutters and a fitted dining kitchen. Further doors lead to a rear vestibule/utility with under stairs pantry and the ground floor bathroom with white suite including a panel bath and shower over.

The first floor landing benefits from a fitted storage cupboard and access to three well proportioned bedrooms.

Outside the house itself sits behind a low maintenance frontage and boasts a well proportioned mature rear garden with brick built outbuildings.

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





Property Specification

THIS SUPERBLY LOCATED PERIOD TERRACE PROPERTY BRIEFLY COMPRISES;

Hall

Lounge 3.78m (12'5") max x 3.58m (11'9")

Dining Kitchen 3.78m (12'5") x 3.71m (12'2")

Utility Area 2.72m (8'11") max x 1.04m (3'5")

Bathroom

Landing

Bedroom 1 4.66m (15'3") x 3.78m (12'5")

Bedroom 2 4.06m (13'4") x 2.72m (8'11")

Bedroom 3 3.78m (12'5") x 2.63m (8'8")

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: 10th March 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



Total area: approx. 95.0 sq. metres (1022.7 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

