



Croydon Road, Erdington
Birmingham, B24 8HT

£240,000

Erdington

£240,000



This superbly located end terrace property sits within close proximity of many local amenities including shops, schools and transport links.

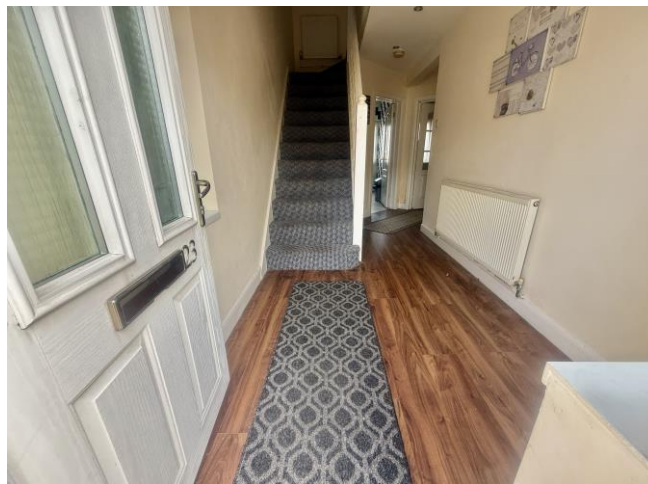
Available with the advantage of no onward chain the accommodation on offer is set behind a driveway offering off road parking for vehicles.

The accommodation itself is entered via a welcoming hall with side window and under stairs storage with doors leading off to a living room, separate dining room, ground floor shower room and kitchen having garden access.

To the first floor there are four bedrooms offering flexible accommodation.

Outside there is a well proportioned mature garden and patio to the rear.

An early viewing is essential in order to fully appreciate the opportunity on offer and avoid disappointment.





Property Specification

THIS CONVENIENTLY LOCATED
END TERRACE PROPERTY
BRIEFLY COMPRISES;

Hall

Dining Room 4.92m (16'2") x 3.36m (11')

Living Room 3.36m (11') x 3.26m (10'8")

Shower Room

Kitchen 3.26m (10'8") max x 1.90m (6'3")

Landing

Bedroom 1 4.19m (13'9") x 3.36m (11')

Bedroom 2 3.36m (11') x 3.33m (10'11")

Bedroom 3 2.98m (9'9") x 1.90m (6'3")

Bedroom 4 2.26m (7'5") x 1.90m (6'3")

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

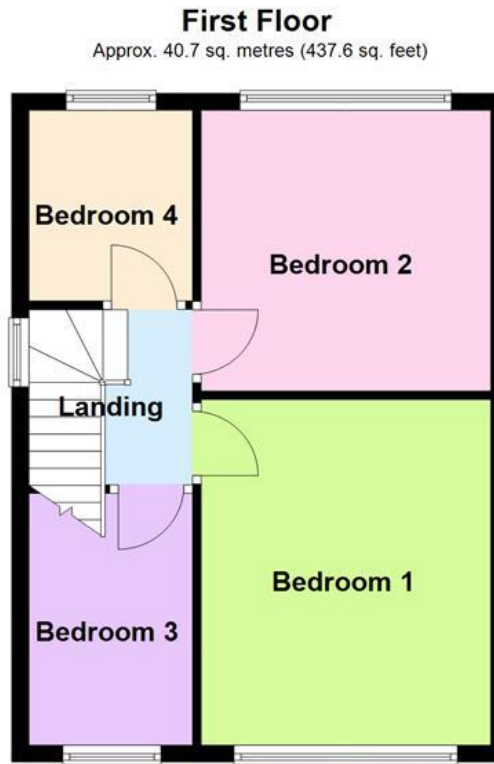
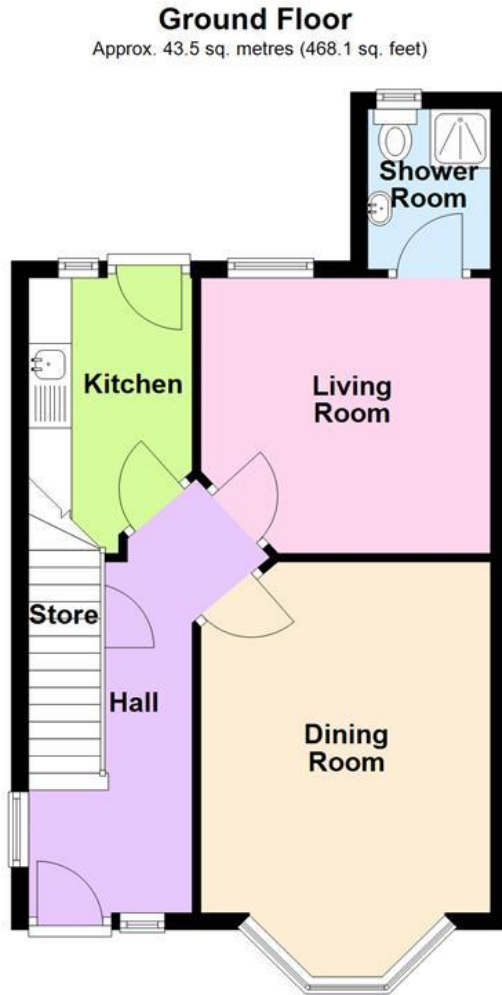
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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. 84.1 sq. metres (905.7 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

