



Avalon Close, Erdington
Birmingham, B24 9JY

£225,000

Erdington

£225,000



This superbly located modern style mid terraced property occupies a convenient and sought after cul-de-sac location, set within close proximity of many amenities including local parks, shops, schools and transport links.

Accessed via a porch with useful storage off, the ground floor accommodation includes a hall with storage off, a dining kitchen with serving hatch and a generous living room with garden access.

To the first floor there are three well proportioned bedrooms, two with built in storage, a landing with cupboards off and a family bathroom with white suite.

Outside the house sits behind a lawned fore-garden and has secure gated access to the mature rear garden and patio with timber shed.

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





Property Specification

THIS SUPERBLY LOCATED MODERN STYLE
TERRACE PROPERTY
BRIEFLY COMPRISES;

Porch

Hall

Kitchen Diner 4.27m (14') x 2.47m (8'1")

Living Room 5.41m (17'9") x 3.49m (11'5")

Landing

Bedroom 1 3.52m (11'7") x 3.52m (11'7")

Bedroom 2 3.18m (10'5") x 2.85m (9'4")

Bedroom 3 2.60m (8'6") x 2.29m (7'6")

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: 19th August 2025

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

Ground Floor

Approx. 42.5 sq. metres (457.4 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.4 sq. feet)



Total area: approx. 85.0 sq. metres (914.9 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

