PAUL CARR Estate Agents Sales & Lettings

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Medwin Grove, Erdington
Birmingham, B23 5DY

£220,000

Erdington

£220,000

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Situated in a popular residential location, this well-presented semi-detached family home offers generous and practical accommodation throughout.

The property briefly comprises a welcoming lounge, fitted kitchen, two bedrooms and a modern shower room.

The lounge provides a comfortable space for relaxing, featuring wood-effect flooring and plenty of natural light.

The fitted kitchen offers a range of wall and base units, work surfaces and space for appliances.

To the first floor are two bedrooms, offering flexibility for family living, alongside a well-appointed shower room.

Externally, the property benefits from a generous rear garden with a paved patio and lawn, providing excellent space for outdoor dining, entertaining and family activities.

Conveniently located close to local amenities, schools and public transport links, this property would make an ideal family home or first-time purchase.





















Property Specification

THIS CONVENIENTLY LOCATED
SEMI-DETACHED PROPERTY
BRIEFLY COMPRISES;

Hall

Lounge
4.14m (13'7") max x 2.00m (6'7")

Dining Kitchen
5.35m (17'7") x 2.66m (8'9")

Landing

Bedroom 1
4.14m (13'7") x 2.00m (6'7")

Bedroom 2
3.27m (10'9") x 2.94m (9'8")

Shower Room
2.31m (7'7") x 2.27m (7'5")

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: 16th 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

Viewer's Note:

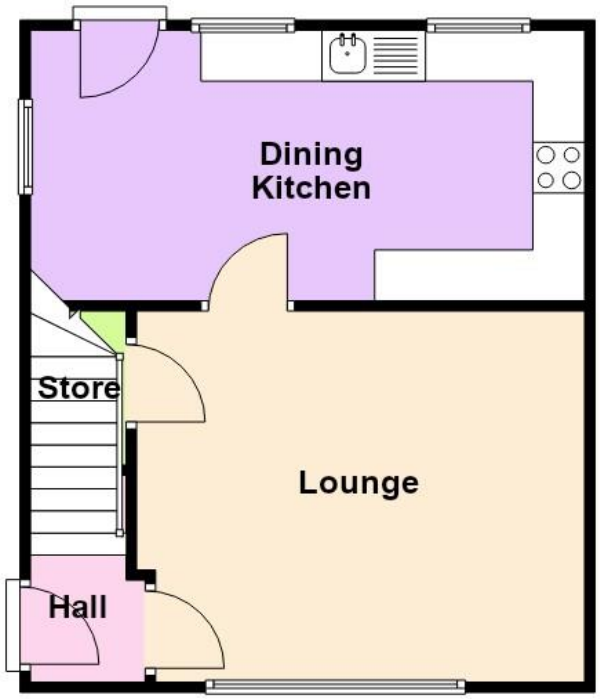
Services connected: Gas, electric, water and drainage
Council tax band: B
Tenure: Freehold

Floor Plan

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

Ground Floor

Approx. 34.3 sq. metres (369.2 sq. feet)



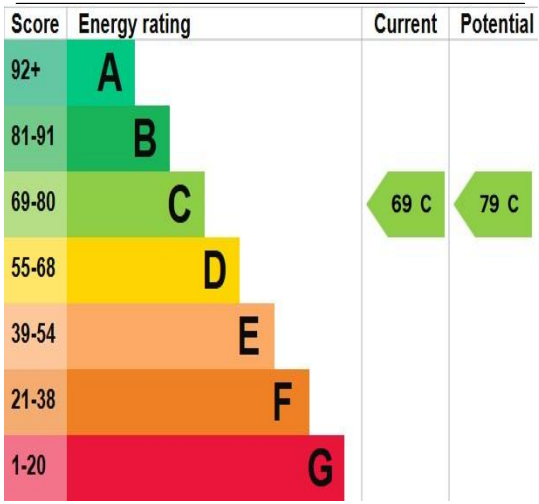
First Floor

Approx. 34.3 sq. metres (369.2 sq. feet)

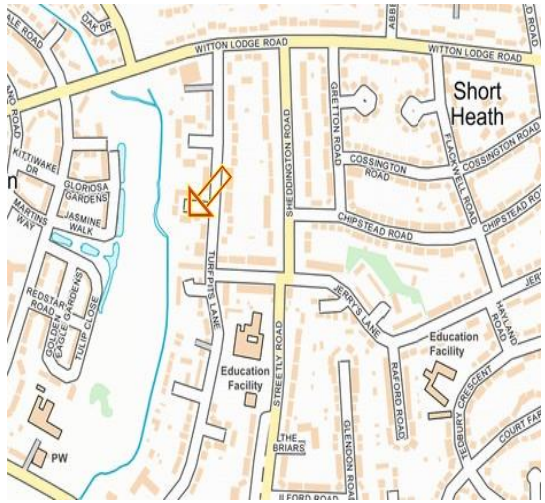


Total area: approx. 68.6 sq. metres (738.3 sq. feet)

Energy Efficiency Rating



Map Location



www.paulcarrestateagents.co.uk

OnTheMarket.com

rightmove.co.uk
The UK's number one property website

The Property Ombudsman