



Chipstead Road, Erdington
Birmingham, B23 5HD

£280,000

Erdington

£280,000

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This superbly extended unique characterful end of terrace property occupies an enviable and convenient location set within close proximity of many nearby amenities including local park, shops, schools and transport links.

Accessed via a charming, enlarged entrance hall the ground floor accommodation includes a generous living room with bay window to fore and rear garden access, with doors leading off to a ground floor shower room and a lovely cottage style kitchen and garden room.

To the first floor there are three well proportioned bedrooms along with a family bathroom and an en-suite shower room to the master bedroom.

The property itself sits behind a driveway providing off road parking for vehicles, with a fabulous mature garden and patio to the rear.

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





Property Specification

THIS SUPERBLY EXTENDED
END OF TERRACE HOME
BRIEFLY COMPRISES;

Hall
2.00m (6'7") x 0.93m (3')

Lounge
6.14m (20' 2") x 4.87m (16' 0") max

Shower Room
2.79m (9'2") x 1.12m (3'8")

Kitchen
4.10m (13'5") x 2.00m (6'7") max

Garden Room
2.29m (7'6") x 1.64m (5'5")

Landing

Bedroom 1
2.78m (9'1") x 0.93m (3'1")
plus 0.11m (0'4") x 0.11m (0'4")

Bedroom 2
3.35m (11') x 2.51m (8'3")
plus 0.11m (0'4") x 0.11m (0'4")

Bathroom
2.51m (8'3") x 2.00m (6'7")
plus 0.11m (0'4") x 0.11m (0'4")

Bedroom 3
4.10m (13'5") x 2.02m (6'7")
plus 0.11m (0'4") x 0.11m (0'4")

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: 14th May 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. 105.7 sq. metres (1138.0 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Map Location

