PAUL CARR Estate Agents Sales & Lettings

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Witton Lodge Road, Erdington
Birmingham, B23 5AA

Offers Over £230,000

Erdington

Offers Over £230,000

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This three-bedroom end terraced property on the popular Witton Lodge Road offers a generous plot and is ideal for First Time Buyers and investors.

Approached via a large front garden the property is entered through to the hall and lounge which benefits from views to the front and an under stairs cupboard. The kitchen is well appointed with a sink, integrated cooker and hob and space for a washing machine along with spaces for other appliances or small fridges. The bathroom is located off the kitchen via an internal lobby and is fitted with a white suite consisting of a WC, wash basin and bathtub.

Upstairs, there are three bedrooms. The front room is a great size and features an en-suite shower room with WC, corner shower and small wash basin while the two rear rooms are a double and a good size single.

Outside, the garden features both patio and lawn areas along with a large mancave which could be turned into an outdoor workspace. This gas centrally heated and double-glazed property offer excellent scope for further improvements and must be viewed to appreciate the plot available.



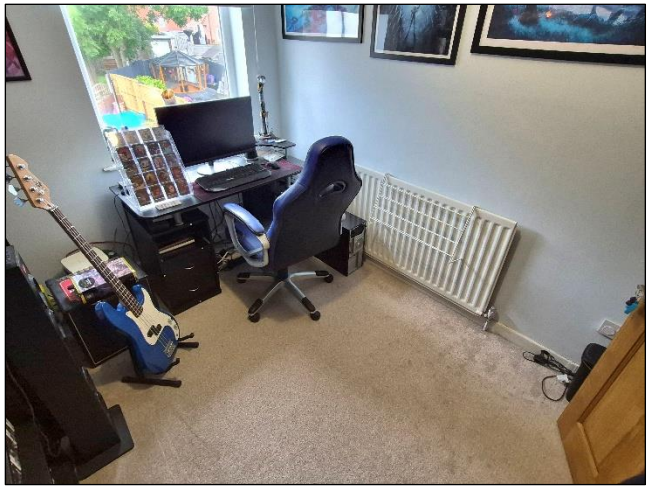


















Property Specification

THREE BEDROOMS
END TERRACED
GENEROUS PLOT
IDEAL FOR FIRST TIME BUYERS
GREAT FOR BUY TO LET INVESTORS

Lounge
4.74m (15'7") x 4.09m (13'5") max

Kitchen
3.10m (10'2") x 2.86m (9'5")

Bathroom
1.85m (6'1") x 1.85m (6'1")

Bedroom 1
4.09m (13'5") x 3.74m (12'3")

En-suite
2.14m (7') x 0.89m (2'11")

Bedroom 2
3.90m (12'10") x 2.77m (9'1")

Bedroom 3
2.88m (9'6") x 2.28m (7'6")

Mancave
5.02m (16'6") x 2.41m (7'11")

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: 29TH September 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 non-refundable.

Viewer's Note:

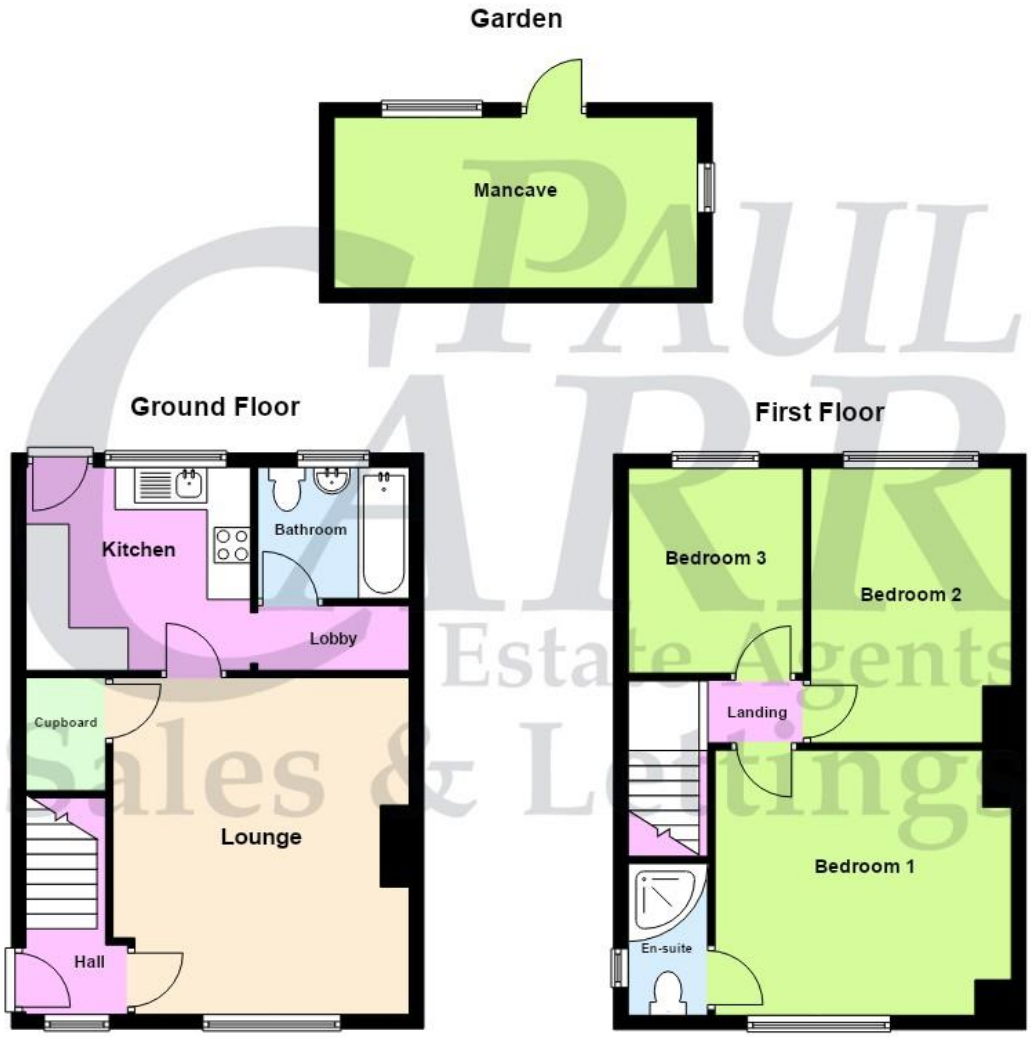
Services connected: Gas Electric Water Drainage

Council tax band: B

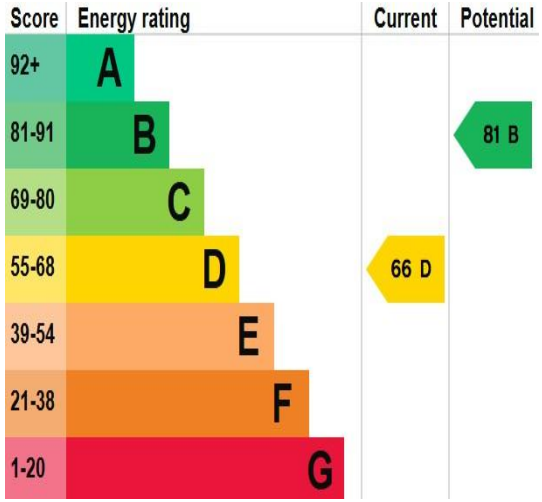
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating



Map Location



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OnTheMarket.com
rightmove.co.uk
The UK's number one property website
The Property Ombudsman