



Yenton Grove, Erdington
Birmingham, B24 0HZ

£245,000

Erdington

£245,000



This well presented much improved modern style semi-detached property offers an excellent opportunity for buyers being superbly located within close proximity of many amenities including local parks, schools, shops and transport links.

The accommodation on offer is accessed via a generous and welcoming hall with space for a study area or similar, stairs to the first floor and doors off to a generous lounge dining room and a refitted breakfast kitchen.

To the first floor there are three well proportioned bedrooms complimented by a family bathroom and separate w.c.

Outside the home sits behind a block paved frontage with a mature lawned and patio to the rear.

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





Property Specification

THIS WELL PRESENTED
CONVENIENTLY LOCATED
MODERN STYLE TERRACED PROPERTY
BRIEFLY COMPRISES;

Hall / Study Area
3.32m (10'11") x 1.73m (5'8")

Lounge Dining Room
6.49m (21'3") x 2.00m (6'7")

Breakfast Kitchen
2.74m (9') x 0.77m (2'6")

Landing
4.33m (14'3") x 2.00m (6'7")

Bedroom 1
4.28m (14'1") x 3.02m (9'11")

Bedroom 2
3.85m (12'7") x 2.37m (7'9")

Bedroom 3
3.02m (9'11") x 2.10m (6'11")

Bathroom

Separate WC

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: 25th 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.

Viewer's Note:

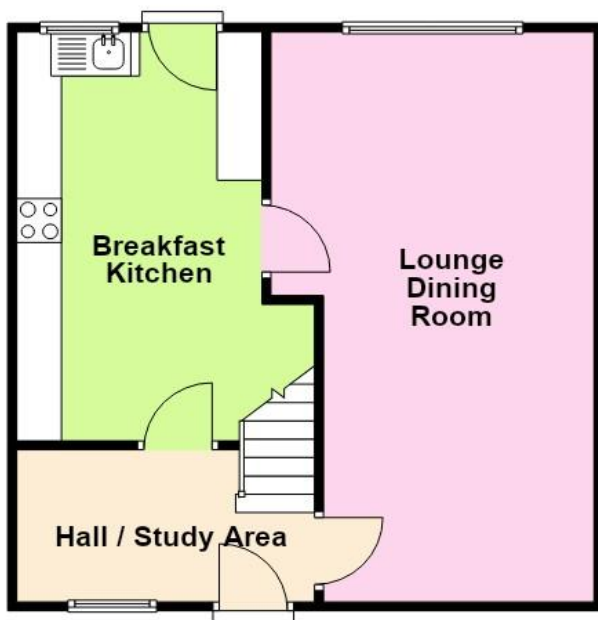
Services connected: Gas, electric, water and drainage
Council tax band: A
Tenure: Freehold

Floor Plan

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

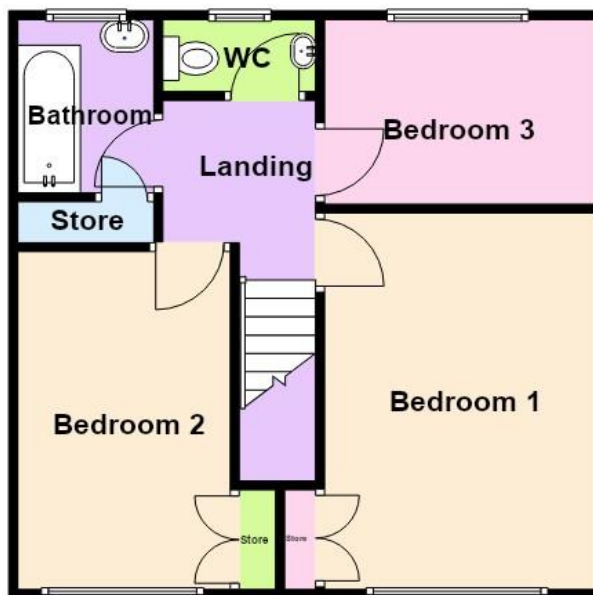
Ground Floor

Approx. 41.8 sq. metres (449.7 sq. feet)



First Floor

Approx. 41.8 sq. metres (449.7 sq. feet)



Total area: approx. 83.6 sq. metres (899.5 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

