



Mere Road, Erdington
Birmingham, B23 7LH

Offers in the Region Of £195,000

Erdington

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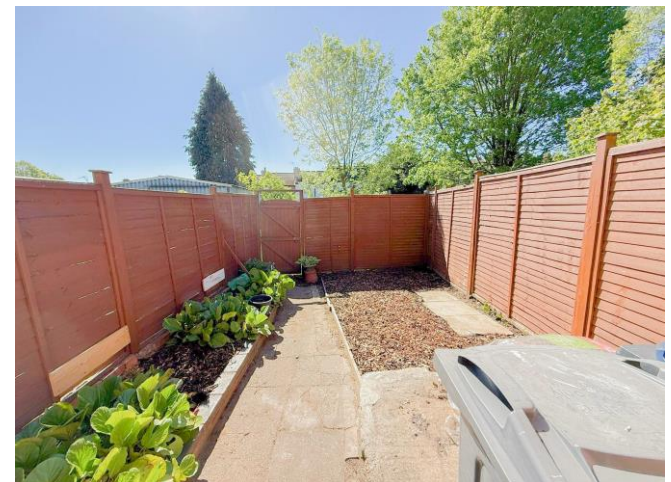
This characterful period terraced property occupies a convenient location set within close proximity of many local amenities including shops, schools and transport links and has recently been improved throughout.

Offering the advantage of no onward chain the accommodation is accessed via a pleasant hall having doors leading to separate reception rooms, a kitchen, lobby and guest cloakroom.

To the first floor there are two double bedrooms complimented by a well proportioned modern family bathroom with white bath suite. There is the potential to return this back to a third bedroom (as it was originally) and to reinstate a full bathroom downstairs, if the attached outhouse is utilised.

Outside the tidy rear garden benefits from gated rear access and a brick out house.

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





Property Specification

THIS CONVENIENTLY LOCATED
WELL PROPORTIONED
PERIOD TERRACED PROPERTY
RECENTLY IMPROVED THROUGHOUT
BRIEFLY COMPRISES;

Hall

Dining Room 3.63m (11'11") x 2.79m (9'2")

Lounge 3.80m (12'6") x 3.64m (11'11")

Kitchen 3.32m (10'11") x 2.24m (7'4")

Lobby

WC

Landing

Bedroom 1 3.80m (12'6") x 3.63m (11'11")

Bedroom 2 3.64m (11'11") x 2.87m (9'5")

Bathroom 12' 2" x 7' 7" (3.71m x 2.31m)

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: 26th 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.

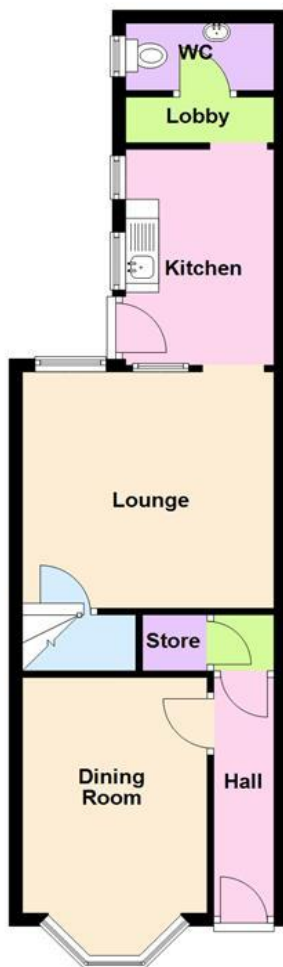
Viewer's Note:

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

Ground Floor
Approx. 43.9 sq. metres (472.5 sq. feet)



First Floor
Approx. 40.5 sq. metres (435.6 sq. feet)



Total area: approx. 84.4 sq. metres (908.1 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

