



Lindridge Road, Erdington  
Birmingham, B23 7HX

£260,000

# Erdington

£260,000

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This superbly presented well extended traditional style semi-detached property occupies a popular and convenient location, set within close proximity of many amenities including local shops, schools and transport links.

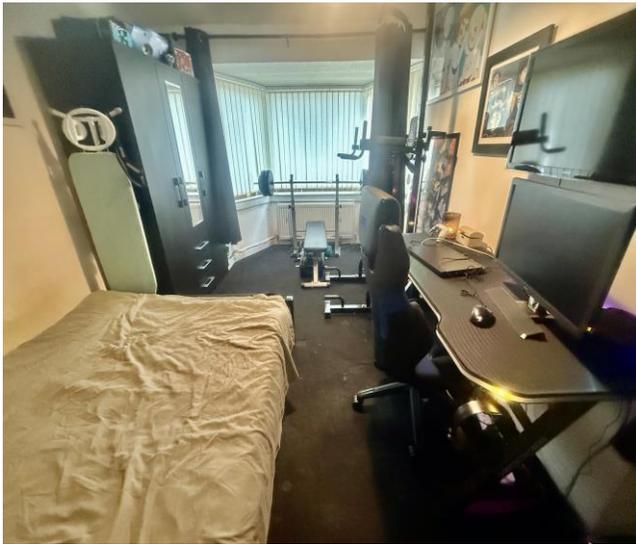
Accessed via a stylish and welcoming hallway with a guest cloakroom off, the ground floor accommodation includes a well proportioned through lounge dining room, an extended kitchen and a conservatory.

To the first floor there are three bedrooms complimented by a family bathroom with modern style suite including a spa bath.

Outside a driveway provides off road parking for vehicles whilst the mature back garden and patio lead to a garage with secure gated rear access.

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





## Property Specification

THIS SUPERBLY PRESENTED  
EXTENDED SEMI DETACHED HOME  
BRIEFLY COMPRISES;

Porch

Hall

WC

Dining Room 4.33m (14'3") x 3.30m (10'10")

Lounge 3.44m (11'4") x 3.30m (10'10")

Kitchen 2.00m (6'7") x 1.72m (5'8")

Conservatory

Landing

Bedroom 1 3.44m (11'4") x 3.07m (10'1")

Bedroom 2 3.43m (11'3") x 2.83m (9'4")

Bedroom 3 2.37m (7'9") x 2.19m (7'2")

Bathroom

### 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: 22nd January 2026

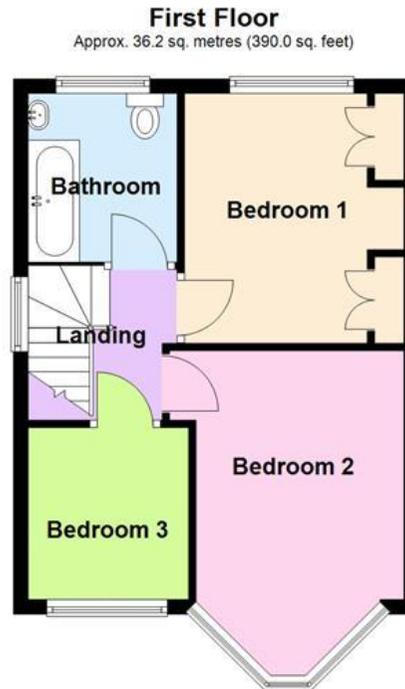
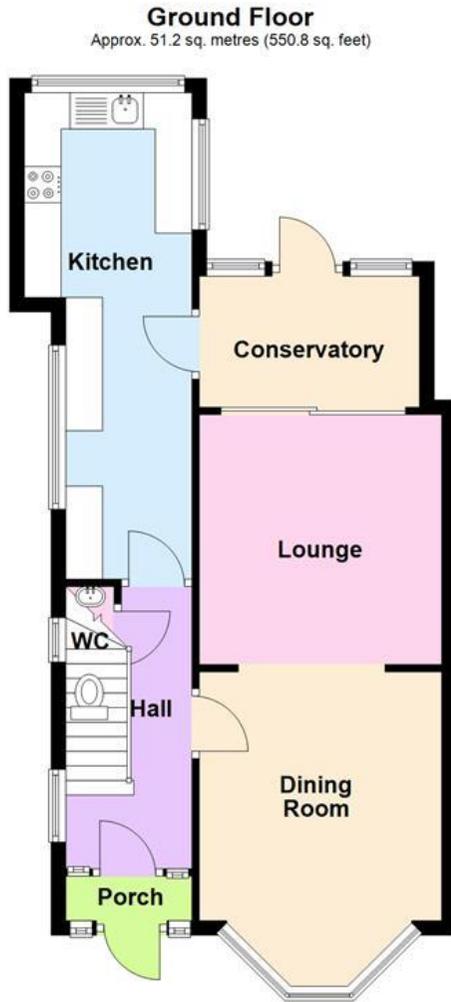
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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: C  
Tenure: Freehold

# Floor Plan

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



Total area: approx. 87.4 sq. metres (940.8 sq. feet)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

