



Johnson Road
BIRMINGHAM

burchell
edwards

Johnson Road BIRMINGHAM B23 6QA

for sale offers in excess of
£190,000



Property Description

Situated on a popular residential road within Erdington and conveniently positioned just a short distance from Erdington Train Station, this traditional two bedroom end terraced property offers well-proportioned accommodation across two floors and represents an excellent opportunity for first-time buyers, commuters and investors alike.

The ground floor accommodation begins with a entrance way leading into a comfortable front reception room positioned at the front of the property. Beyond this is a separate reception room providing ample space for a family, creating a practical and sociable living environment. To the rear is the fitted kitchen with access through to the ground floor bathroom, completing the ground floor layout.

Upstairs the property offers two well-sized double bedrooms, both benefiting from good natural light and offering flexibility for bedroom or home office use. The layout provides practical accommodation typical of traditional Erdington terraces and would suit a range of buyers looking for generous bedroom space.

Externally the property benefits from a rear garden providing outdoor space for seating, entertaining or gardening, with side access to the front of the property which offers a traditional terraced frontage set back from the road. The property is ideally positioned for access to local shops, schools, public transport links and commuter routes into Birmingham City Centre.

Front Reception Room

Front reception room with bay window overlooking the front elevation, currently used as a dining room with space for lounge or dining furniture. Also has access to understair storage.

Rear Reception Room

Spacious rear reception room currently used as a main living area offering ample space for lounge or dining furniture with access through

to the kitchen and staircase to the first floor. The window faces the rear elevation and looks over the garden.

Kitchen

Fitted kitchen with a range of wall and base units, including an integrated fridge, space for a washing machine and with work surfaces over, fitted hob and oven, access through to the bathroom and to the rear garden.

Bathroom

Ground floor bathroom fitted with shower bath, wash hand basin and low level WC

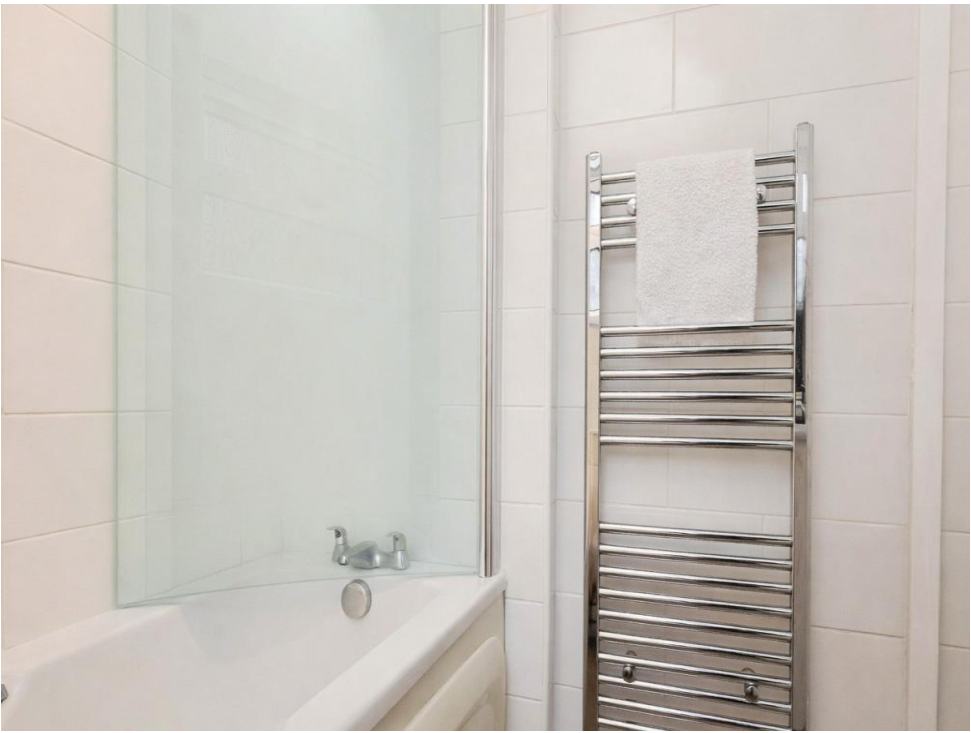
Bedroom One

Generous master bedroom with window to the front elevation.

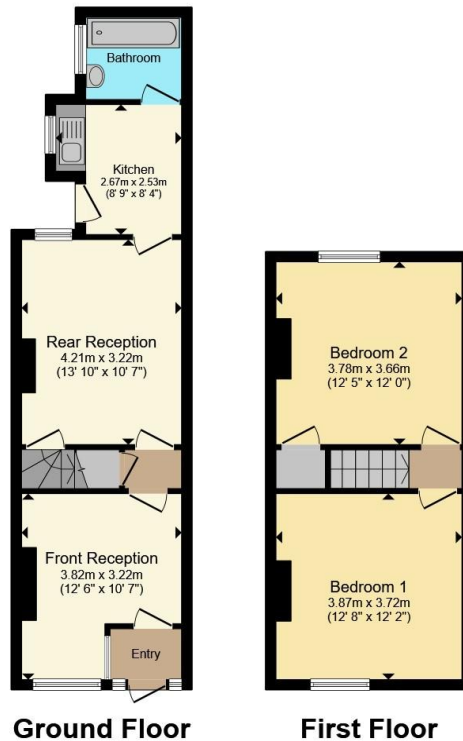
Bedroom Two

Double bedroom with window to the rear elevation.









Total floor area 70.8 m² (762 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/ERD207695



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Property Ref: ERD207695 - 0008