PAUL CARR Estate Agents Sales & Lettings

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Gladstone Road, Erdington
Birmingham, B23 7LS

£245,000

Erdington

£245,000

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This conveniently located extended traditional style semi-detached property occupies an enviable location set within close proximity of many amenities including local shops, schools and transport links.

Boasting the advantage of no onward chain, the accommodation itself is accessed via an enclosed porch which leads to a hallway with guest cloakroom, lounge, dining room and extended kitchen off.

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

Outside the home itself sits behind a gated driveway and lawned fore-garden with a mature garden to the rear.

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





















Property Specification

THIS CONVENIENTLY LOCATED
EXTENDED SEMI DETACHED PROPERTY
BRIEFLY COMPRISES;

Porch

Hall

Guest WC

Lounge
1.93m (6'4") x 0.51m (1'8")

Dining Room
2.00m (6'7") x 1.36m (4'6") max

Breakfast Kitchen
2.31m (7'7") x 1.27m (4'2")

Landing

Bedroom 1
3.37m (11'1") x 2.00m (6'7")

Bedroom 2
3.82m (12'6") x 2.49m (8'2")

Bedroom 3
2.40m (7'10") x 2.00m (6'7")

Bathroom
2.24m (7'4") x 2.23m (7'4")

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: 16th October 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:

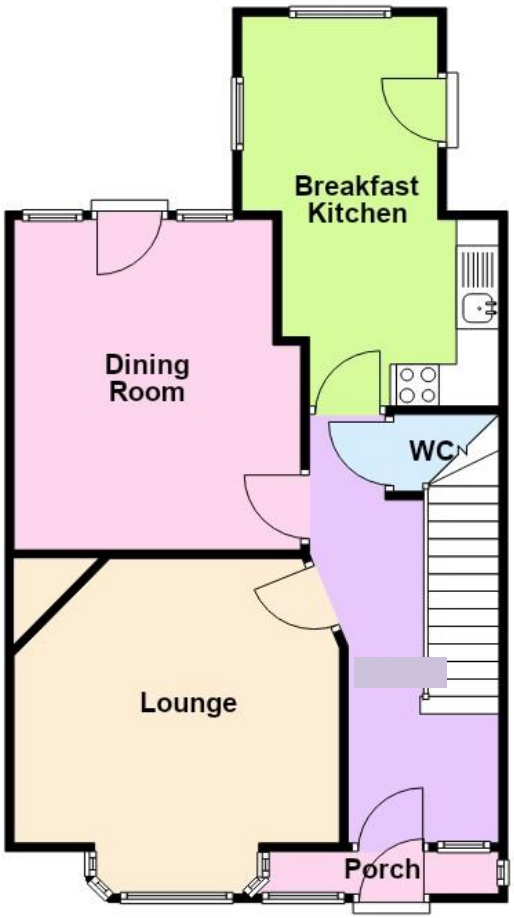
Services connected: Gas, electric, water and drainage
Council tax band: B
Tenure: Freehold

Floor Plan

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

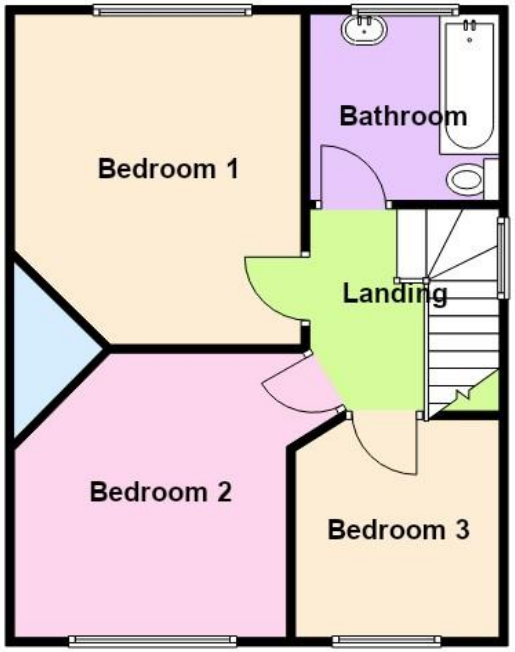
Ground Floor

Approx. 51.1 sq. metres (550.5 sq. feet)



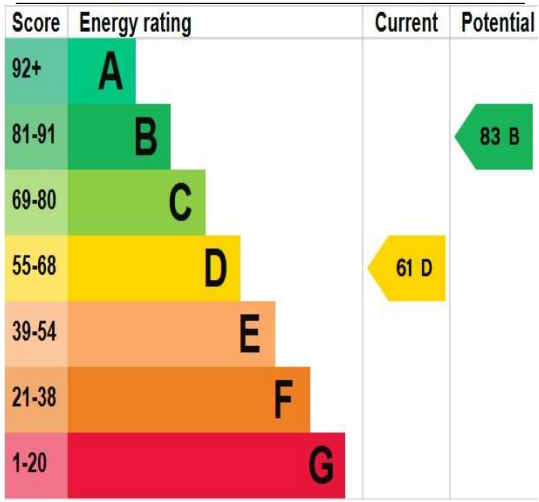
First Floor

Approx. 42.6 sq. metres (458.8 sq. feet)

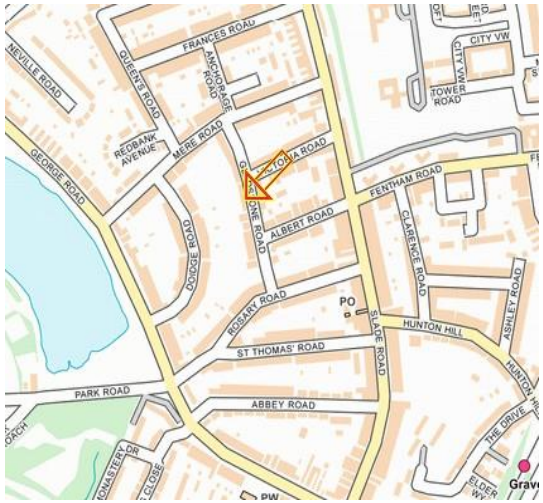


Total area: approx. 93.8 sq. metres (1009.3 sq. feet)

Energy Efficiency Rating



Map Location



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OnTheMarket.com

rightmove.co.uk
The UK's number one property website

The Property Ombudsman