



**Birchdale Road, Erdington**  
Birmingham

**PIONIC** £230,000

**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 2

## Location

Situated in the popular Erdington area, this property boasts excellent connectivity and local amenities. Residents benefit from outstanding transport links to Birmingham city centre, Sutton Coldfield, and Lichfield, with easy access to the A38 and M6 motorway. Erdington train station, part of the Redditch-Birmingham-Lichfield line, is also nearby. The area provides access to local amenities, including shops, parks, and recreational facilities. **Property** - Discover this beautifully presented three-bedroom home, recently decorated in neutral tones with new flooring throughout, offering a welcoming and modern living space. Upon entering through the glazed porch, a stylish and welcoming hall awaits, complete with new carpets, setting the tone for the rest of the property. The spacious lounge, located at the front, features a bay window that floods the room with natural light and an inviting alcove, creating a perfect spot to relax. Adjacent to the kitchen, the dining room is an inviting space, ideal for entertaining, featuring a fireplace and patio doors that lead directly to the rear garden. This room also benefits from new beige carpets and a useful storage cupboard. The modern kitchen is equipped with white high gloss units, new wooden effect worktops, white brick-style tiled splashbacks, and integrated hob, oven, and extractor, enhanced by illuminated plinths. Upstairs, an L-shaped landing with a store cupboard, fitted carpets, and a wooden banister leads to three well-proportioned bedrooms. Bedroom one is a comfortable double room situated at the front, while bedroom two, a large double room at the rear, overlooks the garden and includes a feature fireplace. The third bedroom, also a good size, is located at the front. The family bathroom is partly tiled and newly painted, featuring a bath with an overhead shower, basin, and WC, with a window for natural light and ventilation. Externally, the property offers a convenient driveway at the front and a private rear garden. **Tenure** - We are advised that the property is Freehold. It's recommended that interested parties verify this information. Council tax band: A. EPC pending.







## Black & Golds Estate Agents - Shirley

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