



Coniston Road, Erdington
Birmingham, B23 6HH

£240,000

Erdington

£240,000



Ideally located for many sought after local amenities including shops, schools and transport links this traditional style semi-detached property is available with the advantage of no onward chain.

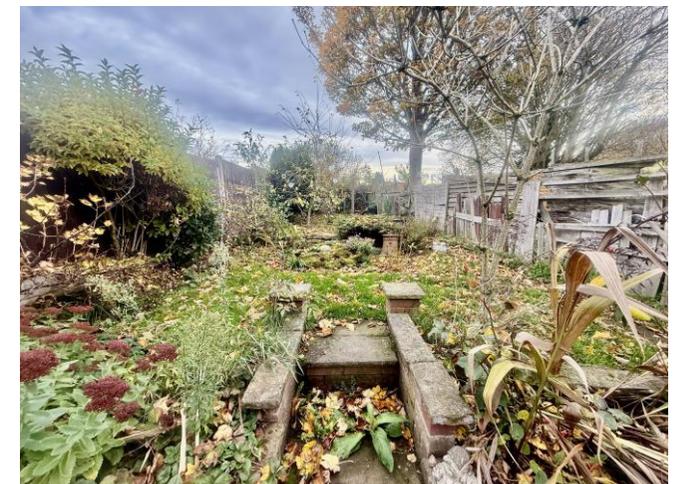
Accessed via an enclosed porch the ground floor accommodation includes a hallway with doors to the well proportioned lounge having patio doors to the garden and the separate dining room which has open access to the fitted kitchen.

To the first floor there are three well proportioned bedrooms complimented by a modern bathroom as well as useful storage cupboards and a recess to the landing.

Outside the house sits behind a fore-garden and driveway offering off road parking for vehicles whilst to the rear is an established mature garden.

The property is offered with the advantage of modern exterior insulation and 'owned' solar panels.

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





Property Specification

THIS WELL LOCATED
TRADITIONAL SEMI DETACHED PROPERTY
BRIEFLY COMPRISES;

Porch

Hall

Lounge 5.26m (17'3") x 3.62m (11'11")

Dining Room 2.95m (9'8") x 2.88m (9'5")

Kitchen 2.00m (6'7") x 1.08m (3'6")

Landing

Bedroom 1 3.78m (12'5") x 3.45m (11'4")

Bedroom 2 3.66m (12') x 3.45m (11'4")

Bedroom 3 2.76m (9'1") x 2.47m (8'1")

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: 5th November 2025

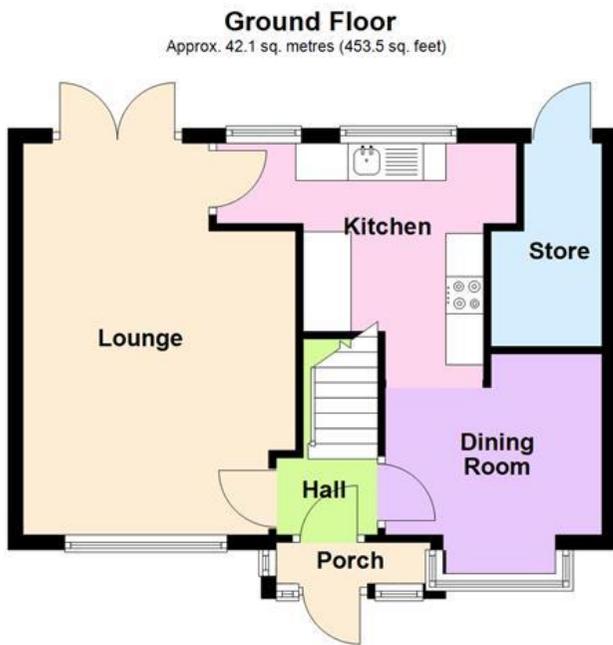
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract.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



Total area: approx. 82.8 sq. metres (891.7 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

