



South Road, Erdington
Birmingham, B23 6EJ

£215,000

Erdington

£215,000

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This well presented characterful period terrace property offers an excellent level of accommodation set over three floors.

Accessed via a welcoming hall with useful storage the ground floor accommodation includes a pleasant lounge with bay window along with a dining room having open access to the fitted kitchen.

To the first floor there are two double bedrooms complimented by a family bathroom with white suite including a separate panel bath and shower cubicle.

Further stairs lead to the second floor which offers a double bedroom with three Velux windows and access to eaves storage.

Outside the property sits behind a low maintenance frontage with a secure side gate leading to the mature rear garden and patio with brick-built outbuildings.

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





Property Specification

THIS WELL PRESENTED
CONVENIENTLY LOCATED
TERRACED PROPERTY
BRIEFLY COMPRISES;

Porch

Hall

Lounge 4.25m (13'11") max x 3.15m (10'4")

Store

Dining Room 4.13m (13'7") x 2.38m (7'10")

Kitchen 3.48m (11'5") x 2.16m (7'1")

Landing

Bedroom 1 4.74m (15'7") x 3.70m (12'2")

Bedroom 3 3.73m (12'3") x 2.51m (8'3")

Bathroom

Landing

Bedroom 2 4.74m (15'7") x 3.92m (12'10")

Store

Eaves storage

Viewer's Note:

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

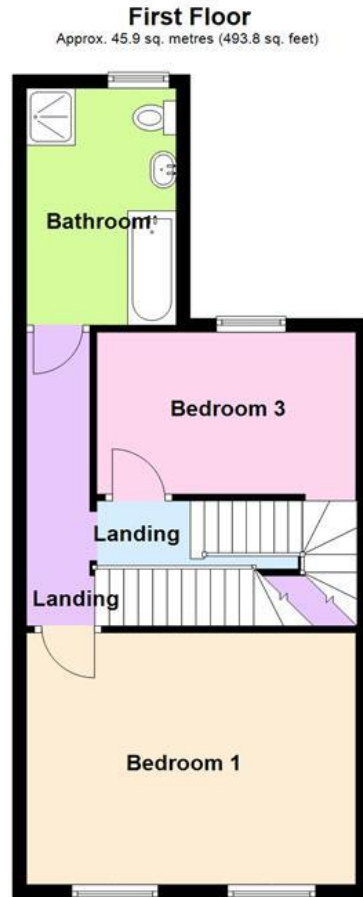
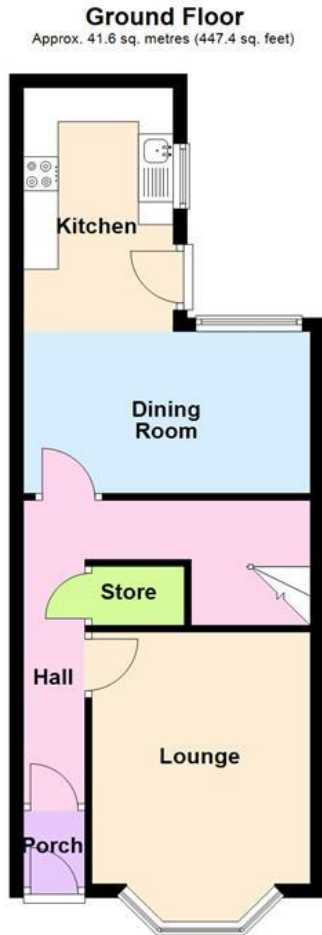
Agent's Note:

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: 1st April 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.

Floor Plan

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



Total area: approx. 117.7 sq. metres (1266.6 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

