



Wilberforce Way, Erdington
Birmingham, B24 9AS

Offers in the Region Of £280,000

Erdington

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This superbly presented recently built three bed semi-detached property occupies a convenient and sought after cul-de-sac location situated within close proximity of many popular local amenities including shops, schools, park and transport links.

Accessed via a welcoming hall with guest cloakroom off, the ground floor accommodation includes a dual aspect living room with understairs store and access through to a modern fitted dining kitchen with direct garden access.

To the first floor there are three bedrooms, the master having an en-suite shower and a family bathroom is also provided.

Outside a side driveway provides off road parking for vehicles with secure gated access to the rear garden being mainly laid to lawn with decked timber patio.

An early viewing must be undertaken in order to avoid disappointment.





Property Specification

THIS SUPERBLY PRESENTED RECENTLY BUILT SEMI-DETACHED PROPERTY BRIEFLY COMPRISES;

Hall

Guest WC

Living Room 4.44m (14'7") x 2.00m (6'7")

Dining Kitchen 4.44m (14'7") x 3.12m (10'3")

Landing

Bedroom 1 2.69m (8'10") x 2.41m (7'11")
plus 0.06m (0'2") x 0.06m (0'2")

En-suite Shower Room

Bedroom 2 3.17m (10'5") x 2.25m (7'5")
plus 0.06m (0'2") x 0.06m (0'2")

Bedroom 3 2.09m (6'10") x 2.00m (6'7")
plus 0.06m (0'2") x 0.06m (0'2")

Bathroom

Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band: C. 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.

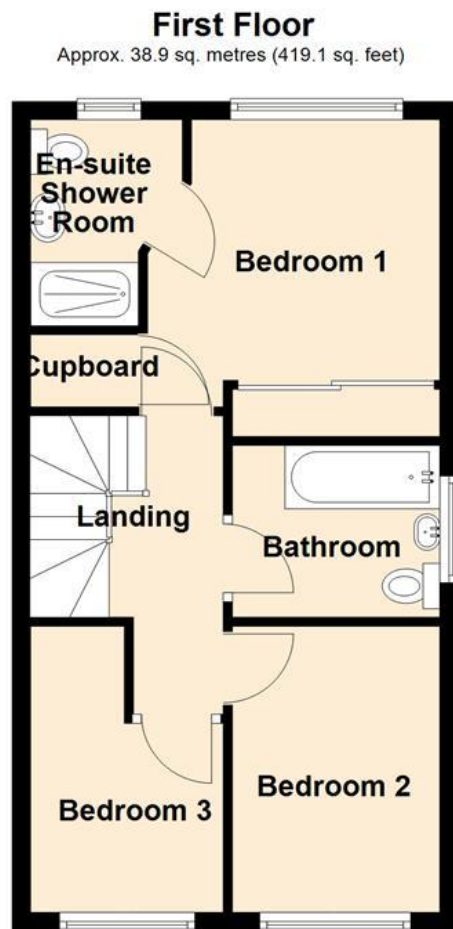
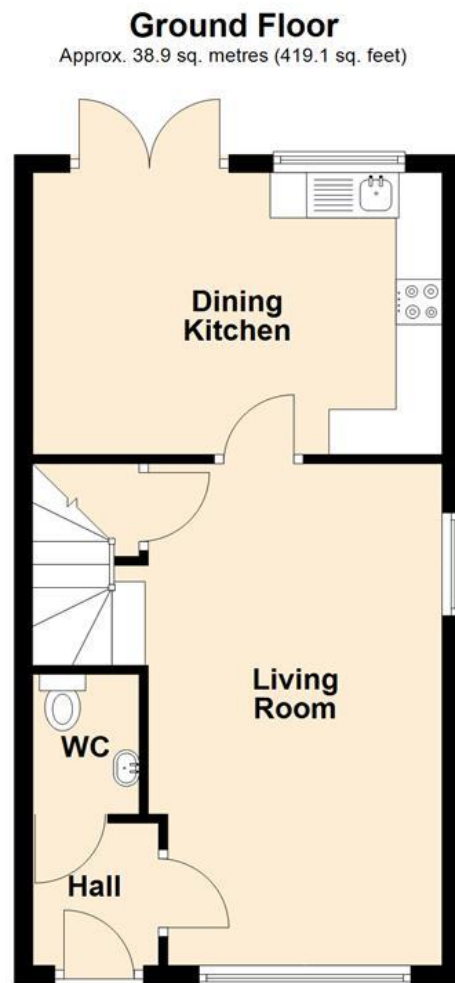
Came on the market: 17th May 2025

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.



Floor Plan

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



Total area: approx. 77.9 sq. metres (838.3 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

