



Orchard Road, Erdington
Birmingham, B24 9JB

£465,000

Erdington

£465,000

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This immensely characterful superbly proportioned period residence boasts an abundance of charm with many original features. Occupying a desirable and convenient location the house sits within close proximity of many amenities including local shops, schools and transport links.

Accessed via a recessed porch, the ground floor accommodation includes a most impressive hall with doors leading off to two excellent reception rooms with bays, a third reception room/fifth bedroom, a garden room, breakfast kitchen, utility room, ground floor shower room and access to the cellar.

To the first floor the landing leads to four double bedrooms, one with en-suite shower room, three with fitted kitchenettes, a family bathroom and separate WC.

Outside a driveway offers off road parking for vehicles and access to the covered side passage/garage leading to a spectacular mature garden with patio, pond and brick built coach house with hay loft and storage space.

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





Viewer's Note:

Services connected: Oil fired central heating, electric, water and drainage
Council tax band: D. 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: 16th July 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.

Property Specification

THIS SUPERBLY PROPORTIONED IMMENSELY CHARACTERFUL PERIOD PROPERTY WITH A HOST OF ORIGINAL FEATURES BRIEFLY COMPRISES

Porch

Hall / WC

Lounge

5.40m (17'9") max x 4.84m (15'11")

Sitting Room

5.94m (19'6") max x 4.34m (14'3")

Dining Room / Bedroom 5

4.48m (14'9") x 3.38m (11'1")

Kitchen

3.89m (12'9") x 3.38m (11'1")

Utility

4.07m (13'4") x 1.84m (6')

Conservatory

5.03m (16'6") max x 1.98m (6'6")

Cellar

6.42m (21'1") x 4.88m (16')

Covered Garage Store

14.72m (48'3") x 2.17m (7'2")

Coach House / WC

Landing

Bedroom 1

5.89m (19'4") x 4.34m (14'3")

Shower Room

2.32m (7'7") x 0.89m (2'11")

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

Map Location

