



Gretton Road, Erdington
Birmingham, B23 5EG

£225,000

Erdington

£225,000



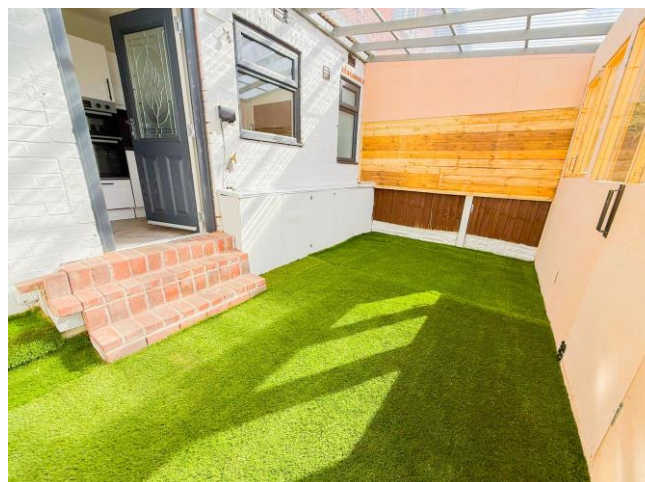
This conveniently located three bedroom mid terrace property has recently been subjected to a thorough program of renovation both inside and out.

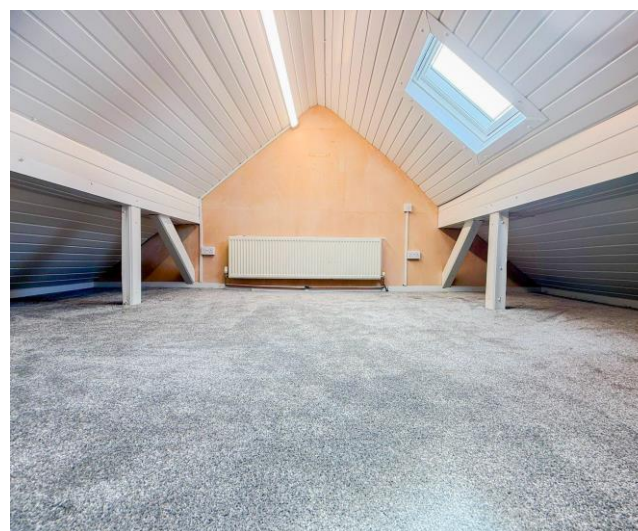
Accessed via a stylish and modern front door the ground floor accommodation includes a hallway with stairs off and access through to the living room leading on to a contemporary fitted kitchen and modern bathroom, a further door takes you through to a generous lean to garden room.

To the first floor the three bedrooms are complimented by a useful loft room with ladder access, carpeted floor, skylight window and radiator.

Outside the home sits behind a block paved frontage with a lawned garden to the rear.

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





Property Specification

THIS CONVENIENTLY LOCATED SUPERBLY PRESENTED TERRACE PROPERTY BRIEFLY COMPRISES;

Hall

Living Room 4.09m (13'5") x 3.91m (12'10") max

Inner Hallway

Kitchen 3.12m (10'3") x 2.25m (7'5")

Bathroom

Family Garden Lean-to

Landing

Bedroom 1 3.94m (12'11") x 2.74m (9')
plus 0.28m (0'11") x 0.28m (0'11")

Bedroom 2 3.32m (10'11") x 2.48m (8'2")
plus 0.60m (1'11") x 0.60m (1'11")

Bedroom 3 2.45m (8') x 2.31m (7'7")
plus 0.28m (0'11") x 0.28m (0'11")

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: 22nd April 2026

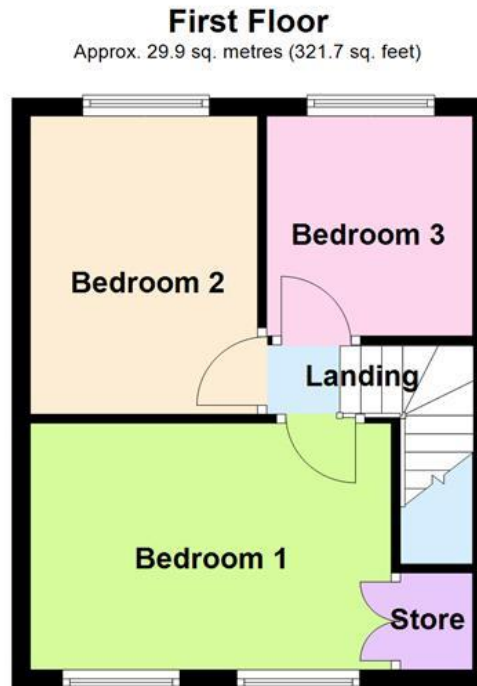
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract.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

Viewer's Note:

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

Floor Plan

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



Total area: approx. 73.6 sq. metres (792.2 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

