



Cossington Road, Erdington  
Birmingham, B23 5EJ

**£185,000**

# Erdington

£185,000



Set within close proximity of many local amenities including shops, schools, transport links and park this conveniently located semi-detached property offers an excellent opportunity for buyers.

Having the advantage of no onward chain the accommodation on offer is accessed via a hallway with stairs off and door leading to a well proportioned living room with under stairs store and a fitted breakfast kitchen.

To the first floor there are two well proportioned bedrooms and a first floor bathroom with a white suite including a panel bath with shower and screen over.

Outside a front drive provides off road parking for vehicles whilst a secure side gate leads to the mature private rear garden and patio.

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





## Property Specification

THIS CONVENIENTLY LOCATED SEMI-DETACHED PROPERTY OFFERED WITH NO UPWARD CHAIN BRIEFLY COMPRISES;

Hall

Living Room 4.00m (13'1") x 3.92m (12'10")

Store

Breakfast Kitchen 4.85m (15'11") max x 2.02m (6'7")

Landing

Bedroom 1 3.92m (12'10") x 3.02m (9'11") plus 0.15m (0'6") x 0.15m (0'6")

Bedroom 2 2.93m (9'7") x 2.69m (8'10")

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: 1st July 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:

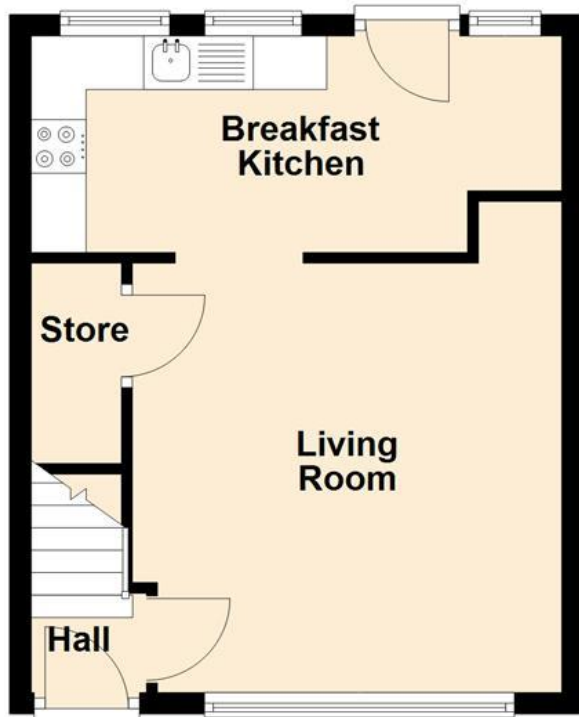
Services connected: Gas, electric, water and drainage  
Council tax band: B  
Tenure: Freehold

# Floor Plan

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

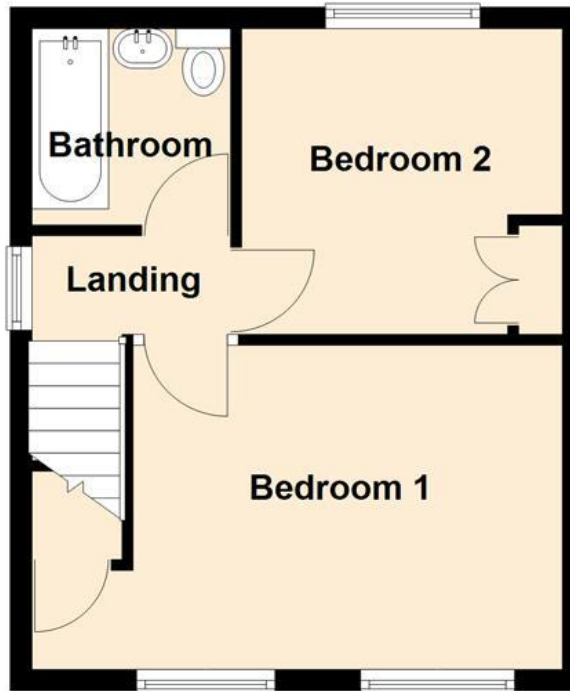
## Ground Floor

Approx. 29.6 sq. metres (319.0 sq. feet)



## First Floor

Approx. 28.3 sq. metres (304.9 sq. feet)



Total area: approx. 58.0 sq. metres (623.8 sq. feet)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

