



Kirkwood Avenue, Erdington
Birmingham, B23 5QQ

£237,500

Erdington

£237,500

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Superbly located for a wealth of local amenities including desirable schools, shops, parks and transport links, this well presented modern style terraced property offers an exciting opportunity for buyers.

Accessed via an enclosed porch with external store, the ground floor accommodation includes a well proportioned living room with bow window to fore and access to a contemporary breakfast kitchen having a door to the rear garden.

The two good size first floor bedrooms are complimented by a modern shower room with white suite.

Outside there is a lawned fore garden and path, allocated parking and a secure gated access to the enclosed garden and patio.

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





Property Specification

THIS SUPERBLY LOCATED
MODERN STYLE
TERRACED PROPERTY
BRIEFLY COMPRISES;

Porch

Living Room 4.35m (14'3") x 3.58m (11'9")

Breakfast Kitchen 3.58m (11'9") x 2.59m (8'6")

Landing

Bedroom 1 3.58m (11'9") x 2.59m (8'6")

Bedroom 2 3.58m (11'9") max x 2.27m (7'5")

Shower Room

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: 15th January 2026

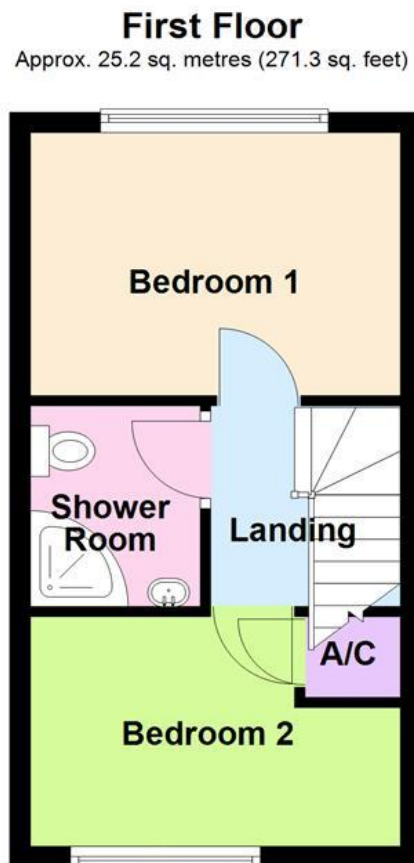
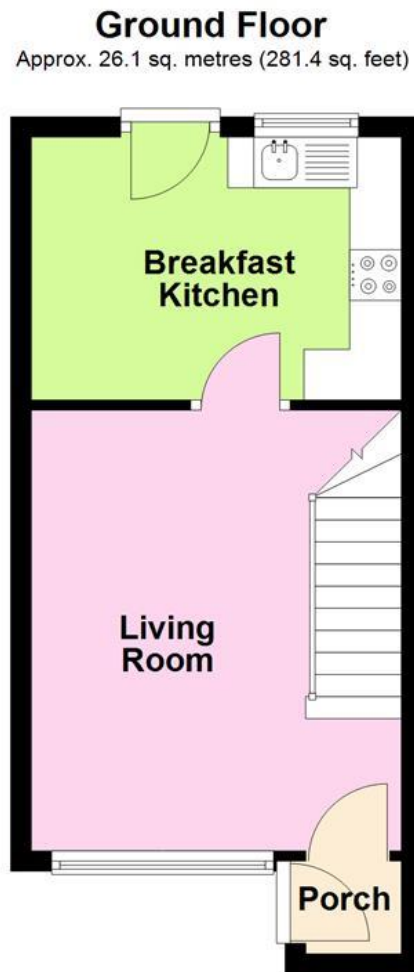
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract.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

Floor Plan

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



Total area: approx. 51.4 sq. metres (552.7 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

