Paul Carr Estate Agents
Sales & Lettings

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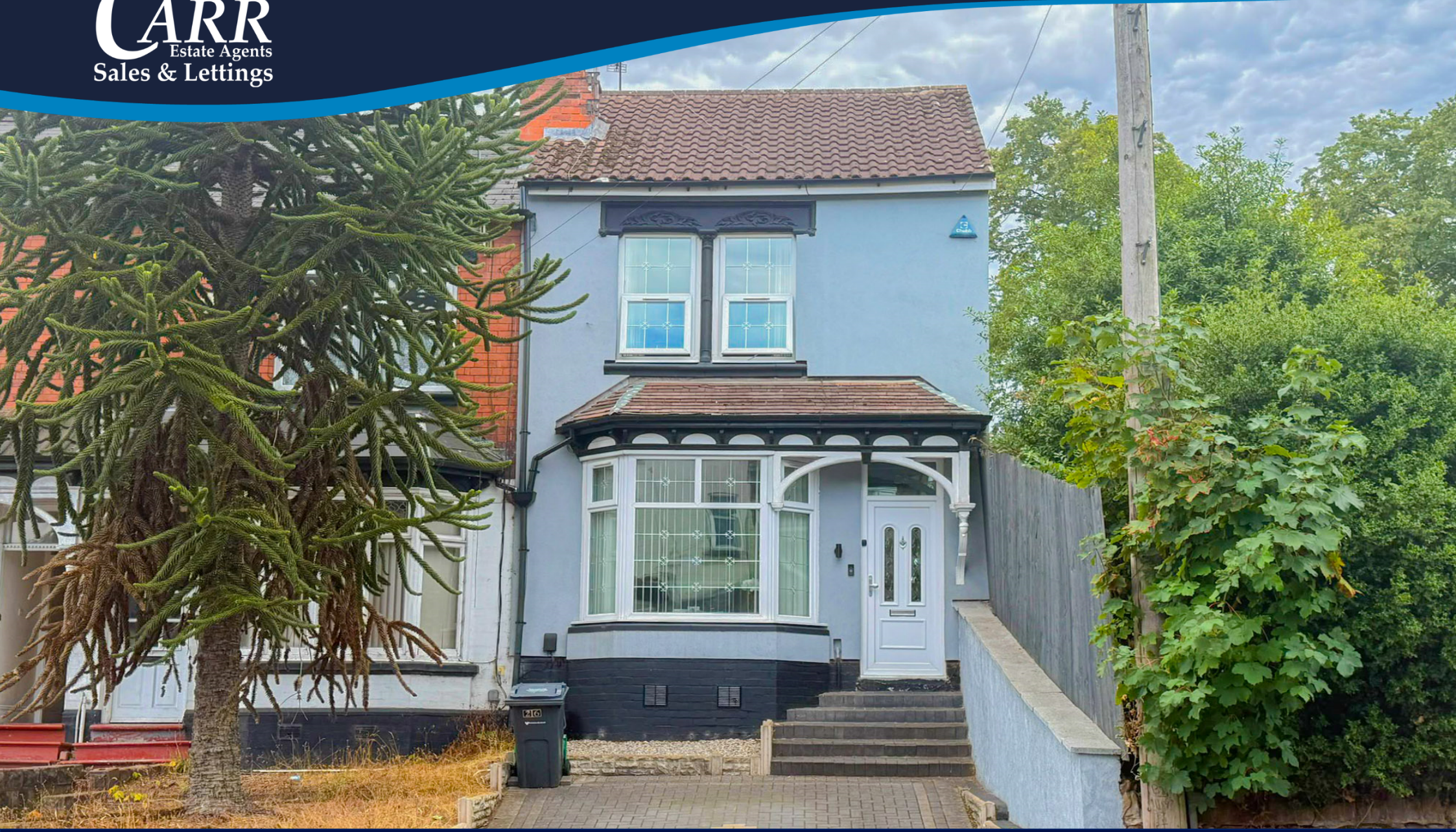

George Road, Erdington
Birmingham, B23 7QB

Offers in Excess of £300,000

Erdington

Offers in Excess of £300,000

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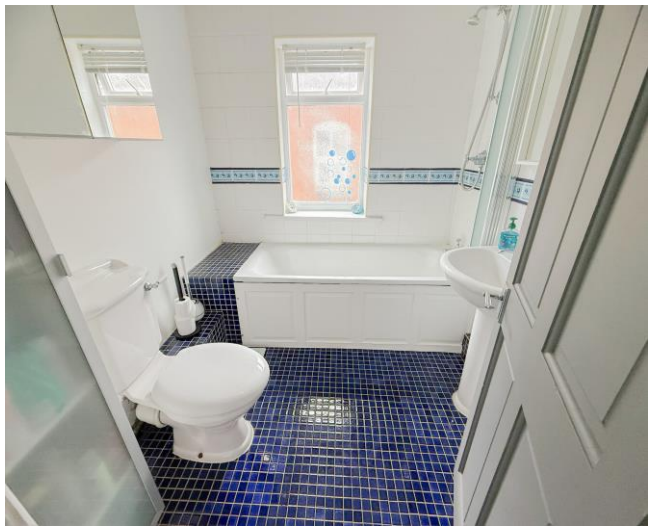
This superbly presented attractive period end of terrace property occupies an enviable and convenient location set within close proximity of many amenities including local schools, shops and transport links both road and rail.

Accessed via a recessed porch and welcoming hall the ground floor accommodation includes a sumptuous lounge with bay window, a lovely sitting room, a dining kitchen and garden room.

To the first floor there are three double bedrooms complimented by a family bathroom with fitted white bath suite.

Outside the property sits behind a driveway offering valuable off-road parking whilst to the rear of the house there is a generous and mature garden with open views over the neighbouring church grounds (which our vendor informs us does not contain a graveyard). There is also a double garage.

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



Property Specification

THIS SUPERBLY PRESENTED
WELL PROPORTIONED
PERIOD END OF TERRACE
BRIEFLY COMPRISES;

Porch

Hall

Lounge
4.32m (14'2") max x 3.28m (10'9")

Sitting Room
3.70m (12'2") x 3.65m (12')

Dining Kitchen
5.09m (16'8") x 2.88m (9'6")

Garden Room
2.88m (9'6") x 2.67m (8'9")

Landing

Bedroom 1
4.58m (15') x 3.71m (12'2")

Bedroom 2
3.70m (12'2") x 3.66m (12')

Bathroom
2.06m (6'9") x 2.03m (6'8")

Bedroom 3
3.60m (11'10") x 2.97m (9'9")

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: 25th August 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 £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

Viewer's Note:

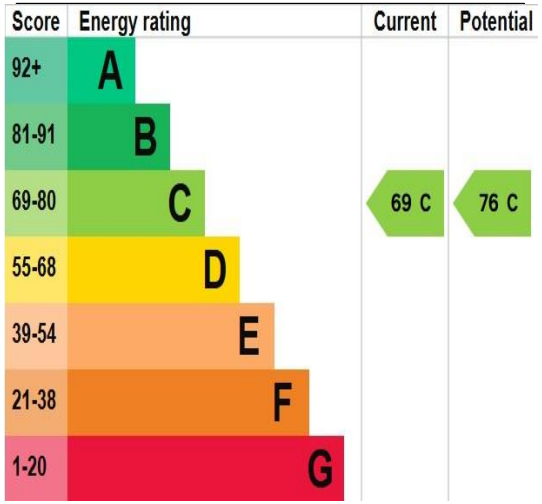
Services connected: Gas, electric, water and drainage
Council tax band: B
Tenure: Freehold

Floor Plan

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

Total area: approx. 117.4 sq. metres (1263.5 sq. feet)

Energy Efficiency Rating



Map Location

www.paulcarrestateagents.co.uk

OnTheMarket.com

rightmove.co.uk
The UK's number one property website

The Property Ombudsman