



Marlow Road, Erdington  
Birmingham, B23 7DB

£285,000

# Erdington

£285,000



This superbly extended well presented end of terrace property sits within close proximity of many local amenities including shops, park, schools and transport links.

Accessed via an entrance hall the ground floor accommodation includes a generous lounge with under stair storage a separate dining room, kitchen extension and contemporary family shower room.

To the first floor there are four bedrooms with the master bedroom having a dressing area and en-suite shower room.

Outside the house sits behind a fore-garden and gated driveway offering off road parking and garage access along with a secure side gate leading to the beautiful rear garden and patio.

An early viewing is essential in order to fully appreciate the opportunity on offer and avoid disappointment.





## Property Specification

THIS SUPERBLY EXTENDED WELL PRESENTED  
END OF TERRACE  
WITH MODERN GROUND FLOOR SHOWER ROOM  
AND FIRST FLOOR EN-SUITE  
BRIEFLY COMPRISES

### Hall

Lounge 5.22m (17'1") x 4.10m (13'6")

Dining Room 3.28m (10'9") x 2.79m (9'2")

### Shower Room

Kitchen 4.88m (16') x 2.65m (8'8")

### Garage

### Landing

Bedroom 1 5.54m (18'2") x 2.81m (9'3") max

### En-suite Shower Room

Bedroom 2 5.26m (17'3") x 3.29m (10'9")

Bedroom 3 3.86m (12'8") x 2.88m (9'6")

Bedroom 4 2.87m (9'5") x 2.24m (7'4")

### 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: 17th October 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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

