



Wendover Road, Erdington  
Birmingham, B23 5GG

£230,000



# Erdington

£230,000



A good size, well presented three bedroom terraced family home located on this popular development and ideal for First Time Buyers.

Set behind a driveway for two cars, the property is accessed via a hall with a useful WC off as well as a door to the lounge which has a window to the front and a staircase to the first floor. The fitted dining kitchen has a range of units with a built in oven and hob, spaces for a washing machine and tumble drier, cupboard housing the central heating boiler, there is ample space for a dining table and chairs and a window and double doors lead out to the garden.

On the first floor there are three bedrooms all of which have lovely fitted wardrobes and the master is a good size double with a window to the front, the second bedroom is also a double with a window to the rear whilst the third bedroom is an excellent size and has a window to the front. The spacious, modern bathroom has a bath as well as a separate shower cubicle, attractive part wall tiling with feature border and a window to the rear.

Outside the rear garden has an attractive patio area suitable for garden furniture leading to the lawn, there is a gated side entrance and this double glazed and centrally heated home must be viewed.







## Property Specification

WELL PRESENTED FAMILY HOME  
THREE BEDROOMS  
MID TERRACED  
IDEAL FOR FIRST TIME BUYERS  
DRIVEWAY FOR TWO CARS

**Lounge**  
4.50m (14'9") x 3.40m (11'2") max

**Dining Kitchen**  
4.48m (14'9") x 2.36m (7'9")

**Bedroom 1**  
4.21m (13'10") into built-in wardrobes x 3.03m (9'11")

**Bedroom 2**  
3.03m (9'11") max x 2.78m (9'1")

**Bedroom 3**  
2.69m (8'10") max x 2.46m (8'1")

**Bathroom**  
2.69m (8'10") x 2.47m (8'1") max

### Viewer's Note:

Services connected: Gas Electric Water Drainage

Council tax band: C

Tenure: Leasehold 125 Years from 7<sup>th</sup> July 2000  
APPROXIMATELY 101 Years Remaining

Ground Rent: APPROXIMATELY £50 Per Annum

Service Charge: £0

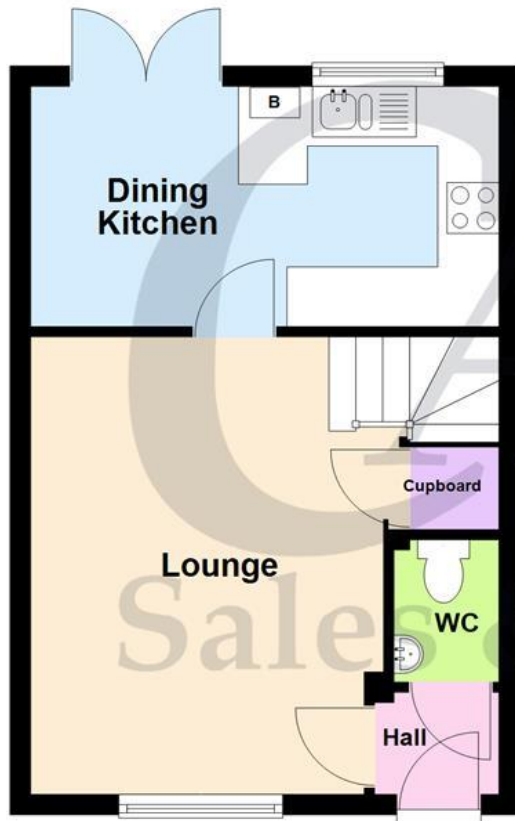
### Agent's Note:

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: 19 November 2024

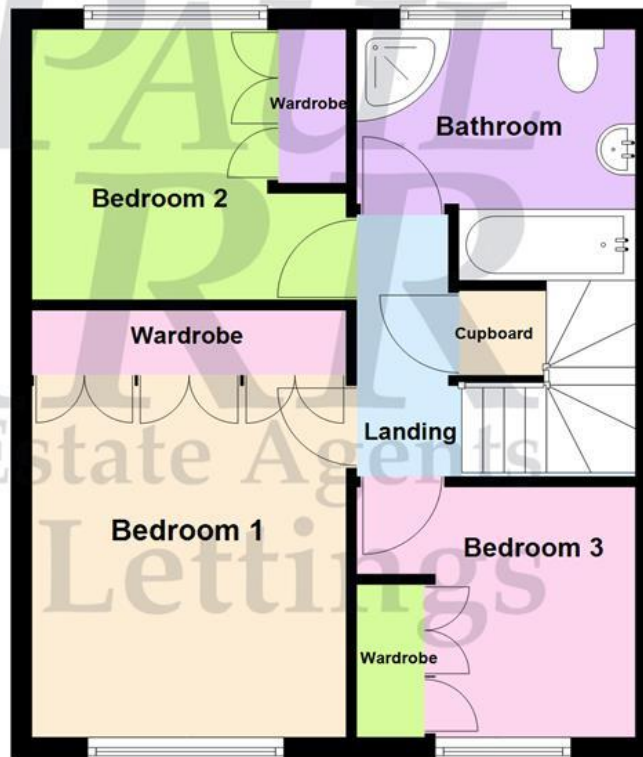
# Floor Plan

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

Ground Floor



First Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

