



Waterside Close, Erdington
Birmingham, B24 0NZ

£210,000

Erdington

£210,000



Beautifully positioned in a serene cul de sac location, this fabulous two bedroom semi detached family home is the perfect first-time purchase or investment as it's sold with no onward chain.

Comprising driveway parking, entrance porch, light and airy lounge, modern fitted kitchen breakfast room, and two double bedrooms serviced by a large family bathroom.

There is a private rear garden that makes the perfect outside space for al fresco dining.

Situated on the borders of Walmley, the property is ideally located for local amenities, shopping at Fort Shopping Centre, travel links via rail and road, motorway connections, good local schools, and the enchanting Plants Brook Nature Reserve.





Property Specification

SOLD WITH NO ONWARD CHAIN
SEMI DETACHED FAMILY HOME
PEACEFUL CUL DE SAC POSITIONING
DRIVEWAY PARKING
TWO DOUBLE BEDROOMS



Living Room 13' 6" x 13' 5" (4.11m x 4.09m)

Kitchen 13' 5" x 7' 6" (4.09m x 2.28m)

Bedroom 1 11' 2" x 10' 2" (3.40m x 3.10m)

Bedroom 2 11' 3" x 7' 1" (3.43m x 2.16m)

Bathroom 8' 0" x 6' 2" (2.44m x 1.88m)

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: 18th October 2024

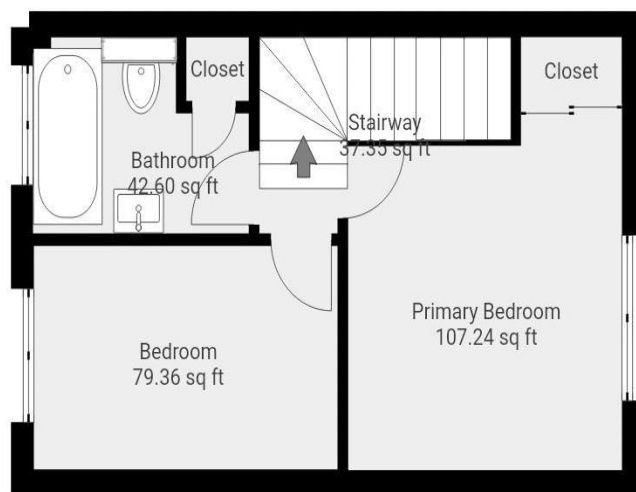
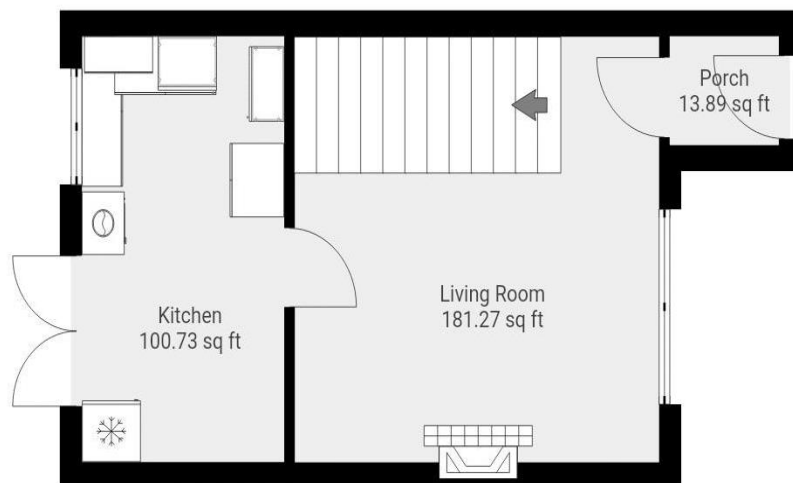
Viewer's Note:

Services connected: Electricity, water & drainage
Council tax band: C
Tenure: Freehold

Ground Rent: £5 per annum
Service Charge: £725 per annum

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		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

