



Low Wood Road, Erdington  
Birmingham, B23 6HD

Offers in the Region Of £195,000



## Erdington

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This end of terrace property benefits from three well proportioned bedrooms and is ideally situated for many sought after local amenities including shops, schools and transport links with the added advantage of no onward chain.

Accessed via a welcoming hall the ground floor accommodation includes a through lounge dining room with kitchen off, ground floor WC and wooden porch.

To the first floor the three bedrooms are complimented by a wet room.

Outside the house benefits from roof mounted solar panels (owned) and sits behind an attractive fore-garden and has a mature garden to the rear with gated side access.

An early viewing must be undertaken in order to avoid disappointment.







## Property Specification

**THIS CONVENIENTLY LOCATED  
END OF TERRACE  
BRIEFLY COMPRISES;**

Porch

Hall

Dining Room 2.68m (8'9") x 2.00m (6'7") max

Lounge 4.43m (14'7") x 3.48m (11'5")

Kitchen 3.97m (13') x 2.18m (7'2")

WC

Rear Porch

Landing

Bedroom 1 3.55m (11'8") x 2.00m (6'7")

Bedroom 2 3.55m (11'8") x 3.48m (11'5")

Bedroom 3 2.34m (7'8") x 1.11m (3'8")

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: 14th May 2025

### Viewer's Note:

Services connected: Gas, electric, water and drainage  
Council tax band: A  
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		93 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

