



Witton Lodge Road, Erdington  
Birmingham, B23 5LY

Offers in the Region Of £175,000

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OFFERED FOR SALE WITH NO UPWARD CHAIN - VACANT POSSESSION UPON COMPLETION  
Offering excellent arterial transport routes this semi-detached family home is located in a most desirable position.

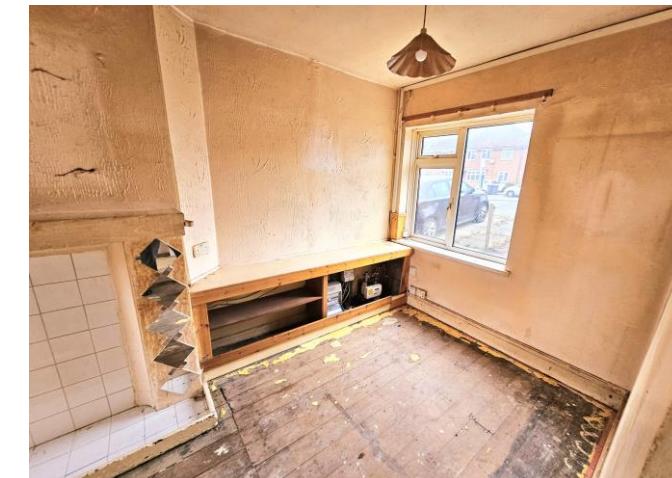
The area in particular is popular with families having excellent schooling within the vicinity being therefore an ideal location for a family home.

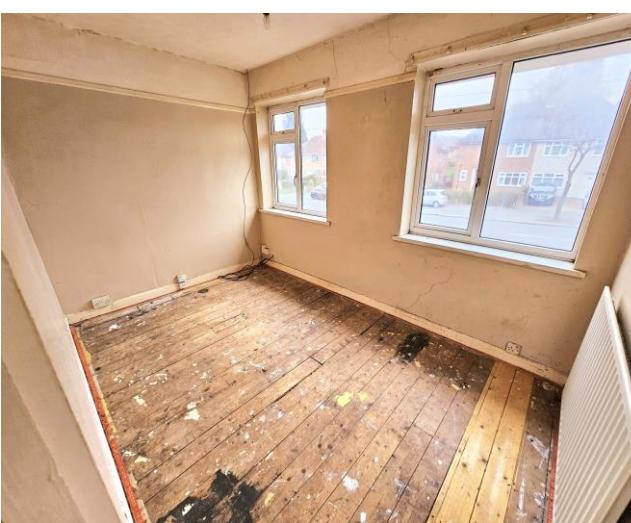
The property briefly comprises; entrance hallway, a spacious through lounge and dining room, a separate breakfast kitchen with a ground floor bathroom off.

To the first floor landing there are three double bedrooms.

To the outside rear is a large South facing garden.

Parking is to the driveway to the fore. Viewing is strictly by appointment only and for proceedable buyers.





### 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: 30th October 2024

## Property Specification

OFFERED FOR SALE WITH NO UPWARD CHAIN -  
VACANT POSSESSION UPON COMPLETION  
THE PROPERTY BRIEFLY COMPRISES;

### Entrance Hall

Lounge 6.03m (19'9") x 3.34m (10'11") max

Kitchen 4.00m (13'1") x 3.22m (10'7")

### Bathroom

### Landing

Bedroom 1 3.79m (12'5") x 3.57m (11'9")

Bedroom 2 3.36m (11') x 2.84m (9'4")  
plus 1.02m (3'4") x 1.02m (3'4")

Bedroom 3 3.78m (12'5") x 2.39m (7'10")

### Viewer's Note:

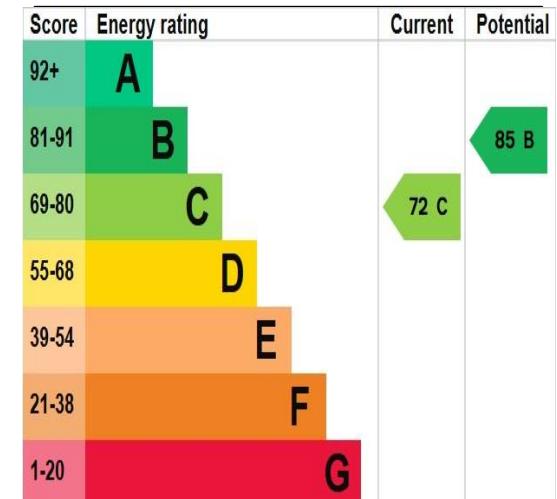
Services connected: Gas, electric, water and drainage  
Council tax band B

# Floor Plan

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



## Energy Efficiency Rating



## Map Location

