



Trafalgar Road, Erdington  
Birmingham, B24 9AP

Guide Price £160,000



# Erdington

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Ideally situated for many sought after amenities including local shops, schools and transport links this period terraced property offers the advantage of no onward chain.

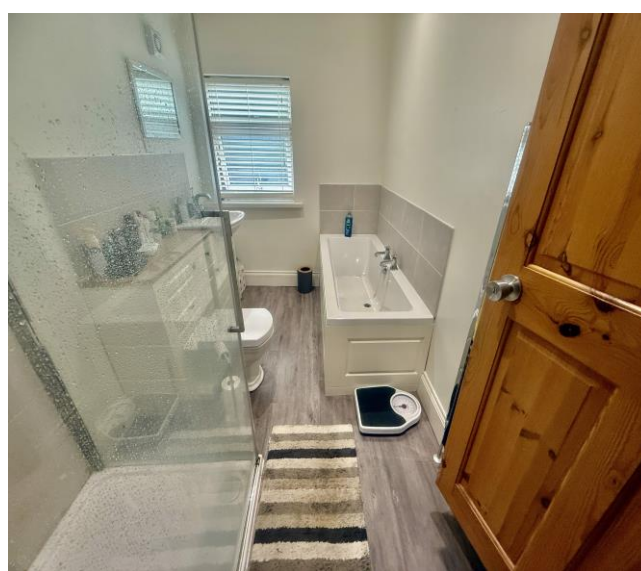
Accessed via an enclosed porch the ground floor accommodation includes separate reception rooms, a modern style fitted kitchen with breakfast room off and a conservatory garden room with doors to the low maintenance rear garden.

The two double first floor bedrooms and complimented by a contemporary bathroom with white suite including a separate bath and shower cubicle.

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







## Property Specification

THIS CONVENIENTLY LOCATED  
PERIOD TERRACE PROPERTY  
BRIEFLY COMPRISES;

### Porch

Dining Room 3.98m (13'1") x 3.50m (11'6")

Lounge 4.68m (15'4") x 3.50m (11'6")

Kitchen 3.05m (10') x 1.96m (6'5")

Breakfast Room 2.74m (9') x 2.20m (7'3")

### Conservatory

### Landing

Bedroom 1 3.50m (11'6") x 3.36m (11')

Bedroom 2 3.74m (12'3") x 2.55m (8'4")

### Bathroom

### 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: 11th November 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.

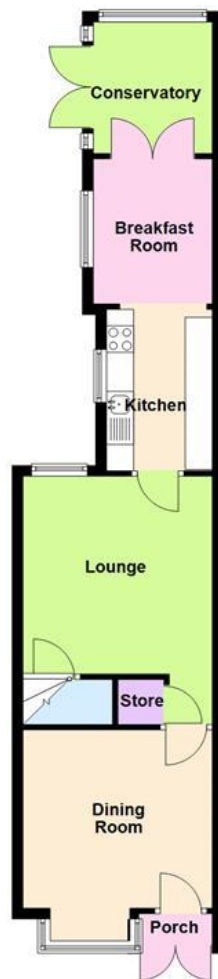
### Viewer's Note:

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

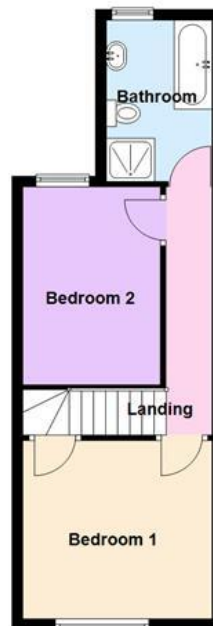
# Floor Plan

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

**Ground Floor**  
Approx. 47.9 sq. metres (515.6 sq. feet)



**First Floor**  
Approx. 34.7 sq. metres (373.1 sq. feet)



Total area: approx. 82.6 sq. metres (888.7 sq. feet)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

