



Welbeck Grove, Erdington
Birmingham, B23 7UT

£205,000

Erdington

£205,000

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Occupying a peaceful but convenient cul-de-sac this well presented terraced property sits within close proximity of many local amenities including shops, schools, parks and transport links.

Accessed via a hallway the accommodation includes a living room with bay window, fitted kitchen with garden access, together with understairs storage and ground floor bathroom.

To the first floor there are three well proportioned bedrooms two with built in storage.

Outside a front driveway offers off road parking for vehicles and a secure gate which leads to the generous garden and patio.

An early viewing must be undertaken in order to fully appreciate the opportunity on offer and avoid disappointment.





Property Specification

THIS WELL PRESENTED MID TERRACE PROPERTY
IN CUL-DE-SAC LOCATION
BRIEFLY COMPRISES;

Hall

Living Room 4.85m (15'11") max x 3.59m (11'9")

Kitchen 2.97m (9'9") x 2.72m (8'11")

Bathroom

Landing

Bedroom 1 4.21m (13'10") x 2.00m (6'7")

Bedroom 2 3.85m (12'7") x 2.82m (9'3")

Bedroom 3 2.72m (8'11") x 2.29m (7'6")

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: 1st July 2025

Viewer's Note:

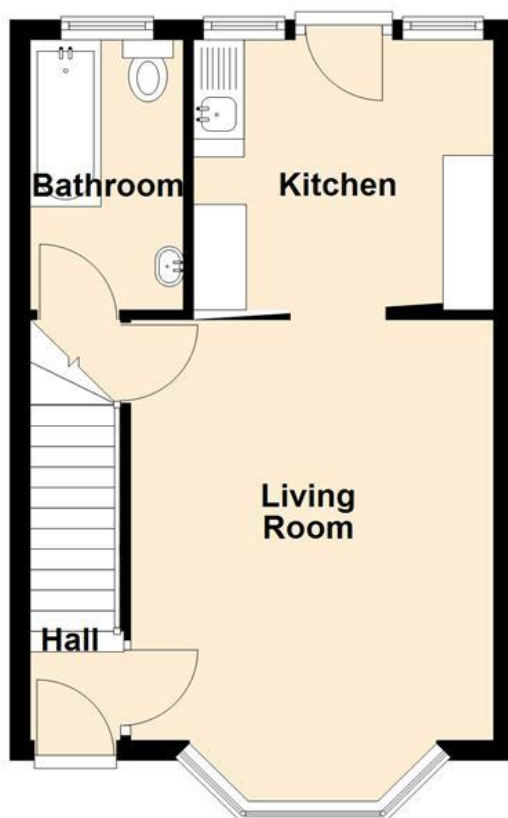
Services connected: Gas, electric, water and drainage
Council tax band: A
Tenure: Freehold

Floor Plan

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

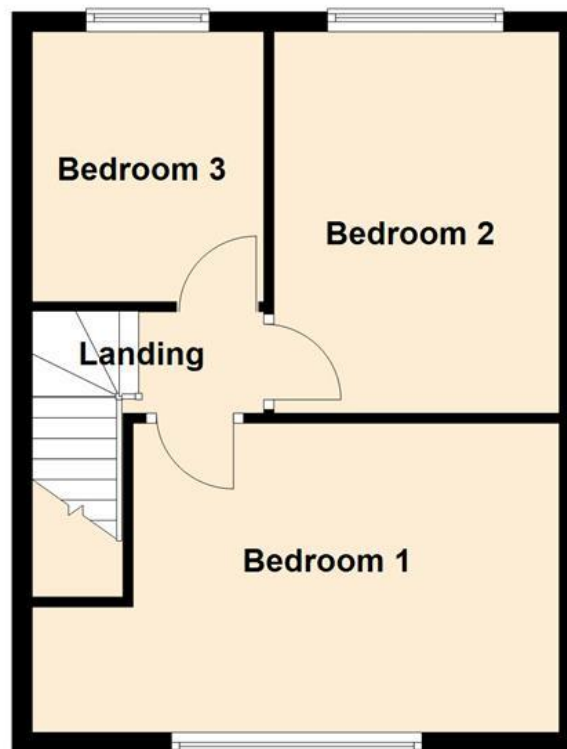
Ground Floor

Approx. 32.8 sq. metres (352.6 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.1 sq. feet)



Total area: approx. 69.6 sq. metres (748.7 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

