



Frances Road, Erdington
Birmingham, B23 7LE

£169,950

Erdington

£169,950

3  1  2 

Offered for sale WITH NO UPWARD CHAIN - VACANT POSSESSION UPON COMPLETION, situated in a well regarded location this family home offers an excellent opportunity to acquire a larger intermediate size three double bedroom terraced property in a well sought after Erdington address.

Being convenient for a range of local amenities twixt Erdington and Boldmere and therefore having both road and rail links to Birmingham, the property offers; front and rear reception rooms, breakfast room, kitchen and a first floor bathroom and three good size bedrooms with rear garden.

Viewing is strictly by appointment with Paul Carr Erdington and for proceedable purchasers only.





Property Specification

THE PROPERTY BRIEFLY COMPRISES;

Vestibule

Hallway

Reception Room 1 5.03m (16'6") max x 3.10m (10'2")

Reception Room 2 4.06m (13'4") x 3.32m (10'11")

Reception Room 3 5.03m (16'6") x 2.89m (9'6")

Kitchen 2.64m (8'8") x 1.78m (5'10")

WC

Landing

Bedroom 1 5.10m (16'9") x 4.26m (14')
plus 1.50m (4'11") x 1.50m (4'11")

Bedroom 2 3.38m (11'1") x 3.25m (10'8")

Bathroom

Bedroom 3 3.45m (11'4") x 2.59m (8'6")

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: 11th April 2024

Viewer's Note:

Services connected: Gas, electric, water and drainage (services have not been tested)
Council tax band: B

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		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

