



Wilmot Drive, Erdington  
Birmingham, B23 5UA

£235,000



# Erdington

£235,000



Ideally situated for many sought after local amenities including transport links both road and rail, shops and schools, this attractive contemporary semi detached property offers an excellent opportunity for buyers.

Accessed via a welcoming hall with cloak cupboard and guest W.C. the ground floor accommodation includes a generous lounge dining room with storage cupboard and direct garden access along with a modern style fitted kitchen.

To the first floor there are two well proportioned double bedrooms and a bathroom with white suite.

Outside a driveway offers off road parking for vehicles with secure gated access to the pleasant rear garden and patio.

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







## Property Specification

THIS SUPERBLY PRESENTED  
CONTEMPORARY HOME  
BRIEFLY COMPRISES;

Hall

WC

Kitchen 3.77m (12'5") x 2.02m (6'8")

Lounge/Dining Room 4.82m (15'10") x 4.28m (14'1")  
max

Landing

Bedroom 1 4.28m (14'1") max x 3.77m (12'5")

Bathroom

Bedroom 2 4.28m (14'1") x 2.68m (8'10")

### Agent's Note:

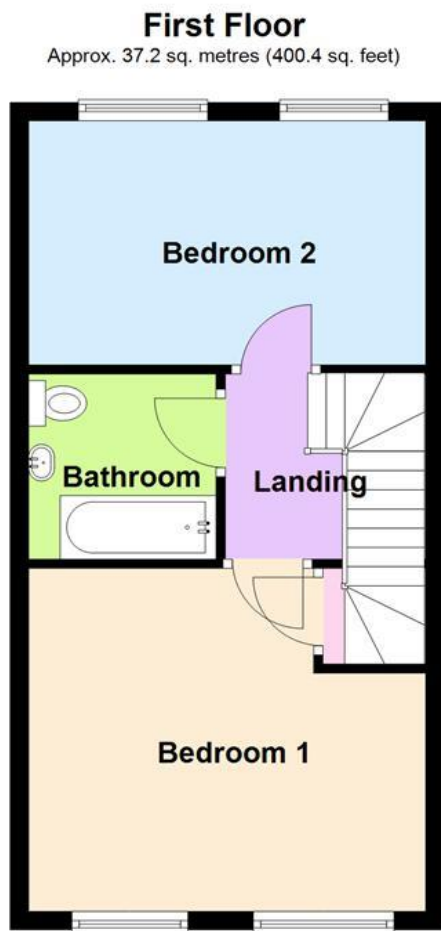
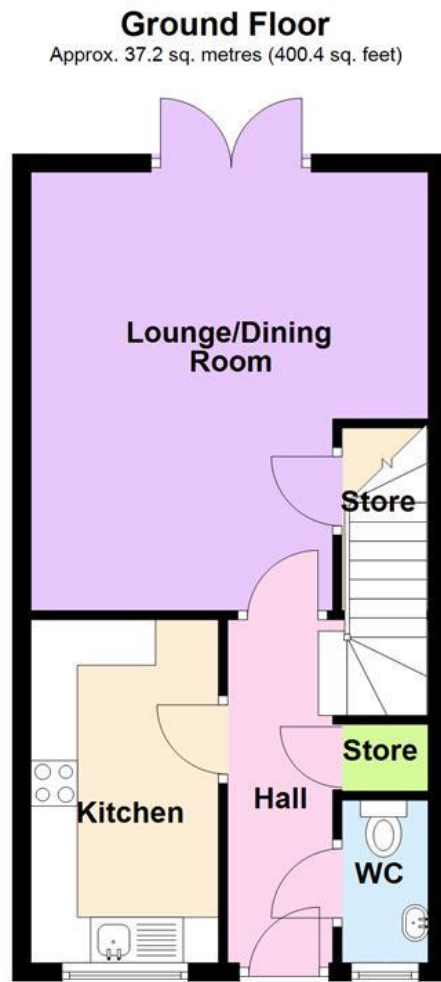
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 12th July 2025

### Viewer's Note:

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

# Floor Plan

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



Total area: approx. 74.4 sq. metres (800.8 sq. feet)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

