



Milverton Road, Erdington
Birmingham, B23 6ES

Offers in the Region Of £195,000

Erdington

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OFFERED FOR SALE WITH NO UPWARD CHAIN-VACANT POSSESSION UPON COMPLETION. Outstanding! Exceptional! Just a few of the superlatives to be used easily in conjunction with this beautifully presented two bedroom character home. Entry is gained from the frontal elevation having fore garden with entrance hallway leading into a front facing dining room with separate lounge to the rear both of which are presented in sumptuous contemporary style and which make for a most engaging and inviting domicile.

The kitchen to the rear leads off an internal hallway, with stairs ascending to the first floor and has been fitted with a wide range of matching base and wall units and appliances and has space to function as a breakfast kitchen area. To the first floor a through landing offers independent access to both double bedrooms, each having been redressed to the highest standard. An expansive fitted bathroom also features to the rear of the landing and has full white suite to include a bath with shower fitment.

The property is completed by a bright westerly facing low maintenance garden featuring a patio seating areas and sun terraces, perfect as an al-fresco entertainment space. Viewing is strictly by appointment and via Paul Carr Erdington for proceedable buyers only.





Property Specification

OFFERED FOR SALE WITH NO UPWARD CHAIN - VACANT POSSESSION UPON COMPLETION
SOUGHT AFTER LOCATION WITH ARTERIAL ROAD AND RAIL ACCESS TO BIRMINGHAM
OUTSTANDING PRESENTATION THROUGHOUT
BRIEFLY COMPRISING;

Hall

Dining Room 3.45m (11'4") max x 2.72m (8'11")

Lounge 3.74m (12'3") x 3.70m (12'2")

Kitchen 4.96m (16'3") x 2.11m (6'11")

Landing

Bedroom 1 3.70m (12'2") x 3.49m (11'5")

Bedroom 2 3.70m (12'2") x 2.77m (9'1")

Bathroom 4.96m (16'3") x 2.14m (7')

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: 7th March 2024

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

