



Dean Road, Erdington  
Birmingham, B23 6QF

Offers in Excess of £225,000



# Erdington

Offers in Excess of £225,000

3  1  2 

Conveniently positioned on this sought after residential road the property on offer is an attractive period semi with original features and benefits from a host of popular amenities including close proximity to Erdington train station with nearby bus routes, local schools and shops.

Sitting behind a walled fore garden, the house itself is accessed via a porch leading into a hallway, with doors leading off to a separate lounge and dining room, guest w.c., breakfast kitchen and utility.

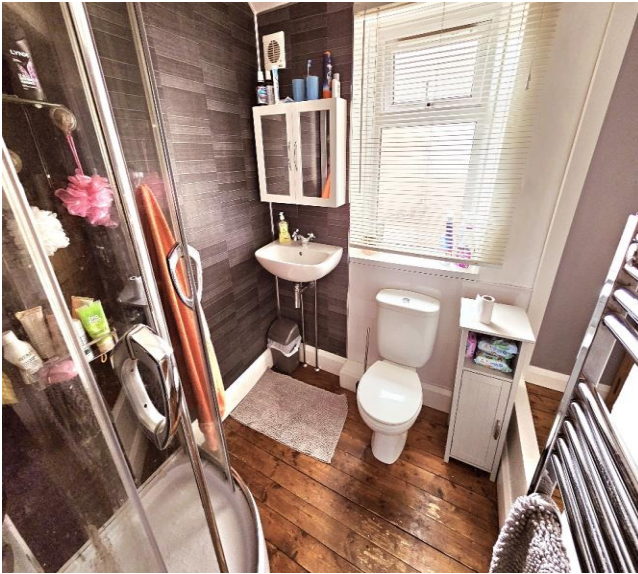
To the first floor there are three bedrooms a storage cupboard and bathroom with white suite.

Outside to the rear there is a lawned garden and patio with gated side access.

Viewing is essential if the property is to be appreciated in full.







## Property Specification

### THE PROPERTY BRIEFLY COMPRISES;

Porch

Hall

Lounge 4.21m (13'10") x 3.83m (12' 7")

Dining Room (currently used as a bedroom)  
4.44m (14'7") x 3.15m (10'4")

WC

Kitchen 4.08m (13'5") x 2.93m (9'7")

Utility Room 2.90m (9'6") x 2.01m (6'7")

Landing

Bedroom 1 5.05m (16'7") x 3.45m (11'4")

Bedroom 2 4.44m (14'7") x 3.20m (10' 6")

Bathroom 2.55m (8'4") max x 1.99m (6'6")

Bedroom 3 3.19m (10'6") x 2.91m (9'7")

### 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: 23rd March 2023

### 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		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

