



Deakin Road, Erdington
Birmingham, B24 9AH

£170,000

Erdington

£170,000



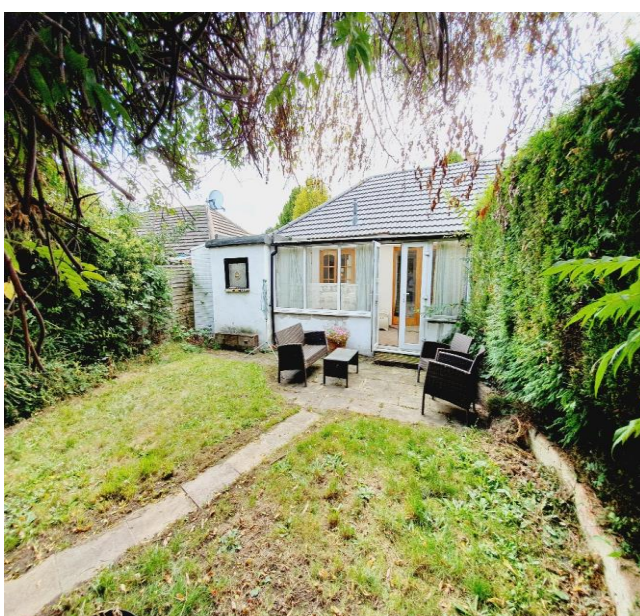
Offered for sale WITH NO UPWARD CHAIN and situated in a most delightful area of Erdington and offering walking distance to the town centre this spacious two double bedroom semi detached bungalow is an ideal opportunity for extension and alteration, (subject to regulatory approval), having off road parking, with a good size gardening plot to both the front and rear elevations.

Ideally situated with arterial access via public transport routes to Birmingham the property briefly offers; porch, entrance hallway, large front facing lounge, bathroom, two double bedrooms and kitchen/dining room, side veranda and rear conservatory with bathroom off.

Good size Westerly facing rear gardens are provided which have rear access together with garage/store room.

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





Property Specification

**THIS SEMI-DETACHED
BUNGALOW
BRIEFLY COMPRISES;**

Porch

Hall

Lounge

3.42m (11'3") x 3.02m (9'11")

Kitchen

4.35m (14'3") x 3.29m (10'10")

Conservatory

Shower Room

Veranda

Bedroom 1

3.48m (11'5") max x 3.10m (10'2")

Bedroom 2

3.47m (11'5") x 2.62m (8'7")

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 September 2021

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

