



Station Road, Erdington  
Birmingham, B23 6UB

Offers in the Region Of £160,000



# Erdington

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An immaculately restored Grade II listed character cottage built in 1620 and now providing a delightful home ideal for a professional person or couple, having parking, courtyard garden and being within a stones throw of Erdington centre, with consequent amenities and transport connections.

LOUNGE

KITCHEN/DINING ROOM

DOUBLE BEDROOM

FITTED BATHROOM

PRIVATE PARKING TO THE REAR  
TOGETHER WITH COMMUNAL GARDENS







## Property Specification

**THIS DELIGHTFUL  
CHARACTER COTTAGE  
BRIEFLY COMPRISES;**

**Lounge**  
4.14m (13'7") x 3.94m (12'11")

**Kitchen/Breakfast Room**  
4.37m (14'4") x 2.69m (8'10")

**Utility**  
1.35m (4'5") x 1.07m (3'6")

**Landing**

**Bedroom**  
4.14m (13'7") x 3.63m (11'11")

**Bathroom**



### 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: 20th May 2021

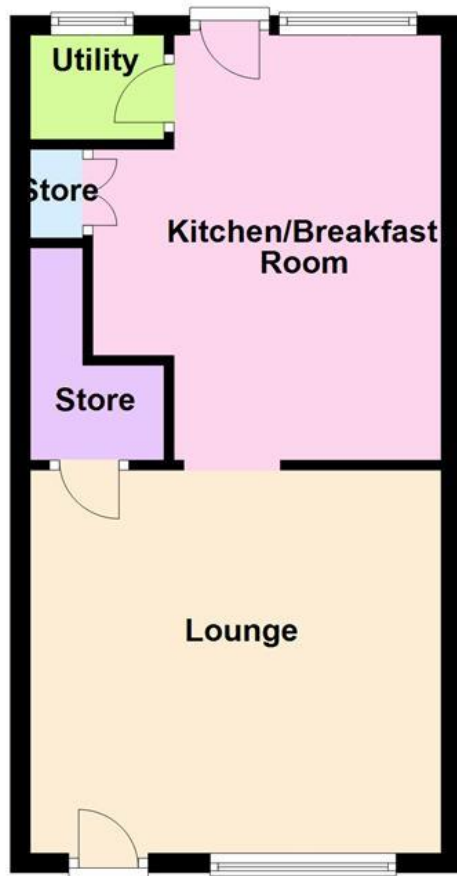
### Viewer's Note:

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

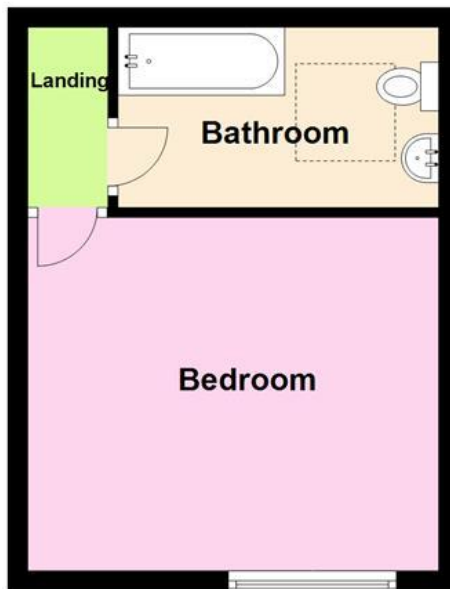
## Floor Plan

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

## Ground Floor



## First Floor



**23 Station Road, Erdington**


## Energy Efficiency Rating

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		65
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England, Scotland & Wales**

EU Directive 2002/91/EC



## Map Location

