



Witton Lodge Road, Erdington  
Birmingham, B23 5AP

Offers in the Region Of £218,000



# Erdington

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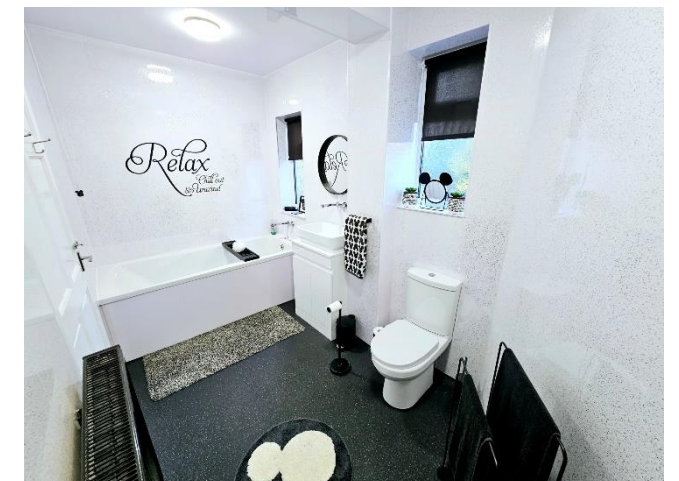
This delightful three/four bedroom end of terrace family home offers great scope and is the perfect first step onto your property ladder.

Set behind a spacious front garden, the property comprises a porch, with an entrance hall and then door leading into the spacious front lounge with a window to the frontal elevation. The kitchen is spacious and offers a good range of fitted units as well as having space for a breakfast table and chairs, access is then gained to the rear with a door leading out into the garden, with an internal hallway leading through to a beautifully refitted and appointed downstairs bathroom offering a full white suite and separate shower facility.

Leading off the internal hallway and as part of an extension to the original property, carried out by previous owners, there is an additional fourth ground floor bedroom or formal dining room/study with views over the fore gardens. To the first floor the main bedroom is a very good sized double whilst the second room offers further another spacious accommodation, the third first floor bedroom is currently used as a walk-in dressing room but is a of larger than normal single bedroom if so used.

Outside and to the rear the property offers a low maintenance garden with outside water and power connections, the home must be viewed to appreciate the potential on offer.

All viewings are via Paul Carr Erdington office and for proceedable purchasers only.







## Property Specification

THIS ATTRACTIVELY PRICED AND EXTENDED  
THREE/FOUR BEDROOM FAMILY HOME  
PRESENTED TO HIGH ORDER THROUGHOUT  
BRIEFLY COMPRISES;

Porch

Hall

Reception Room 4.54m (14'11") x 3.36m (11')

Kitchen 3.20m (10'6") x 2.88m (9'5")

Inner hallway

Bathroom

Bedroom 4 4.14m (13'7") x 2.76m (9'1")

Landing

Bedroom 1 4.10m (13'5") x 3.25m (10'8")  
plus 2.30m (7'7") x 2.30m (7'7")

Bedroom 2 3.94m (12'11") max x 2.76m (9'1")  
plus 2.38m (7'10") x 2.38m (7'10")

Bedroom 3 2.88m (9'5") x 2.24m (7'4")

### 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: 3rd January 2025

### 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		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

