



Slade Road, Erdington
Birmingham, B23 7QX

Offers in the Region Of £199,950

Erdington

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Occupying an easily accessible location this very spacious Victorian/Edwardian mid terraced property is AVAILABLE WITH NO UPWARD CHAIN.

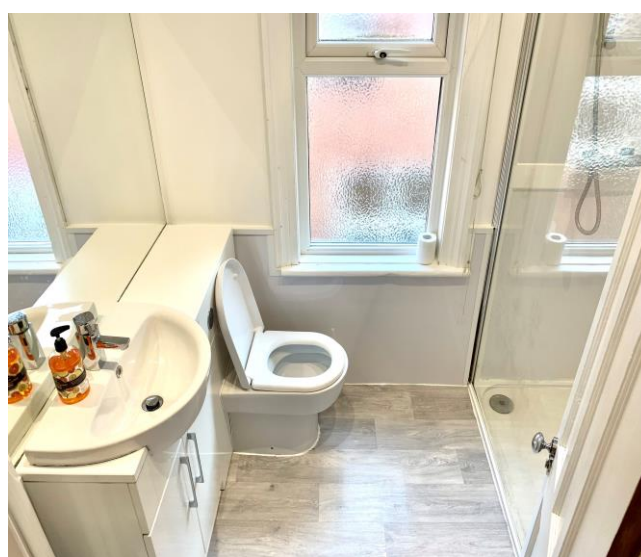
Having excellent arterial road and rail connections to Birmingham and a range of local amenities to include shopping and schools, this property is a must for viewing.

The property briefly comprises; an entrance porch with internal hallway, front dining room, rear sitting room, a fitted kitchen with a range of matching base and wall units, three double bedrooms and family shower room to the first floor and additional guest w.c., to the ground floor. To the outside rear is an Easterly facing garden.

Being spacious throughout, early viewing is essential so as not to miss out.

VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY WITH PAUL CARR ERDINGTON.





Property Specification

THIS DELIGHTFUL PROPERTY
BRIEFLY COMPRISES;

Hallway

Reception Room 3.74m (12'3") max x 3.08m (10'1")

Reception Room 3.72m (12'2") x 3.29m (10'10")

WC off Hallway

Kitchen/Diner 5.09m (16'8") x 2.55m (8'4")

Landing

Bedroom 1 4.80m (15'9") x 3.76m (12'4")

Bedroom 2 3.88m (12'9") x 3.74m (12'3")

Shower Room 2.24m (7'4") x 1.64m (5'5")

Bedroom 3 2.77m (9'1") x 2.52m (8'3")

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 September 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



Total area: approx. 106.4 sq. metres (1145.2 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

