



Rosary Road, Erdington
Birmingham, B23 7RB

£167,500

Erdington

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Ideally situated for local shops, schools and transport links this well proportioned period terrace offers an excellent opportunity for buyers.

Having the advantage of no onward chain the accommodation itself includes separate reception rooms, a fitted kitchen, utility area and ground floor w.c.

To the first floor there are two double bedrooms and a generous bathroom.

Outside there is a low maintenance rear garden. An early viewing is essential in order to avoid disappointment.





Property Specification

THIS WELL LOCATED
GOOD SIZE PERIOD TERRACE
BRIEFLY COMPRISES;

Dining Room 4.26m (14') max x 3.35m (11')

Hall

Lounge 3.73m (12'3") x 3.35m (11')

Kitchen 3.93m (12'11") x 1.82m (5'11")

Utility 1.47m (4'10") x 1.07m (3'6")

WC

Landing

Bedroom 1 4.26m (14') max x 3.35m (11')

Bedroom 2 3.69m (12'1") x 2.43m (8')

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: 11th April 2025

Viewer's Note:

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

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	56 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

