



Ansell Road, Erdington  
Birmingham, B24 8LU

Offers in the Region Of £255,000



# Erdington

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Paul Carr Erdington are delighted to offer for sale this three bedroom semi detached family home situated in a convenient residential location.

The property on offer boasts a range of local amenities ranging from convenience shopping to schools and public transport routes by road and rail to Birmingham City Centre.

The property provides off road parking to the fore, leading to entrance hallway, front and rear reception rooms, kitchen, downstairs toilet, and large rear garden.

To the first floor are three good size bedrooms and wet room.

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







## Property Specification

**THE PROPERTY IS OFFERED  
WITH NO UPWARD CHAIN AND  
BRIEFLY COMPRISES;**

### Hallway

Reception Room 3.51m (11'6") max x 3.33m (10'11")

Reception Room 3.93m (12'11") x 3.79m (12'5")

Kitchen 4.28m (14'1") x 1.68m (5'6")

WC 1.99m (6'6") x 1.49m (4'11")

### Landing

Bedroom 1 3.95m (13') x 3.83m (12'7")

Bedroom 2 3.50m (11'6") max x 3.33m (10'11")

Bedroom 3 2.19m (7'2") x 2.15m (7'1")

Wet Room 2.93m (9'7") x 1.64m (5'5")  
plus 0.71m (2'4") x 0.71m (2'4")

### Agent's Note:

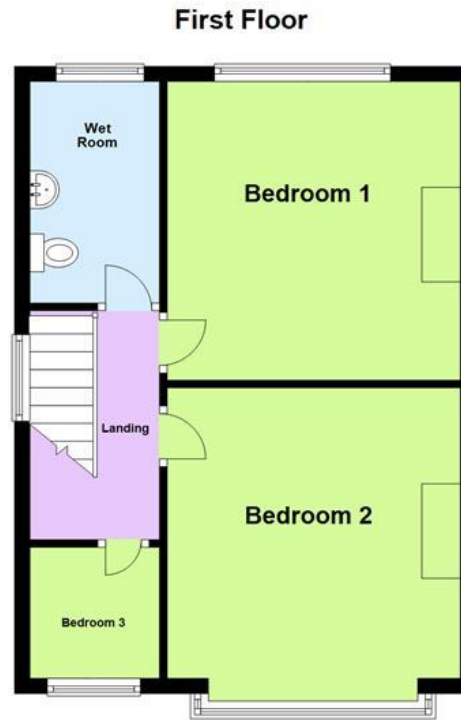
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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:

### Viewer's Note:

Services connected: Gas, electric, water and drainage  
Council tax band: A  
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		84   B
69-80	C		
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		

## Map Location

