



Doreen Grove, Erdington  
Birmingham, B24 9QZ

Auction Guide Price £140,000



# Erdington

Auction Guide Price £140,000



Occupying a convenient cul-de-sac location this two double bed mid terraced property sits within close proximity of popular local schools, shops and transport links.

Having the advantage of no onward chain the accommodation itself is accessed via an enclosed porch and includes a hall, lounge with bay window, dining kitchen and conservatory.

To the first floor the two double bedrooms are complimented by a family bathroom with separate bath and shower cubicle.

Outside a driveway offers off road parking for vehicles whilst a secure side passage leads to the well proportioned mature rear garden.

An early viewing must be undertaken in order to avoid disappointment.







## Property Specification

THIS MID TERRACE PROPERTY  
IN CONVENIENT CUL-DE-SAC LOCATION  
BRIEFLY COMPRISES;

Porch

Hall

Lounge 4.24m (13'11") x 3.62m (11'11")

Dining Kitchen 5.18m (17') x 4.55m (14'11")

Conservatory

Landing

Bedroom 1 4.25m (13'11") x 3.23m (10'7")  
plus 0.06m (0'2") x 0.06m (0'2")

Bedroom 2 3.83m (12'7") x 2.86m (9'5")

Bathroom

### Agent's Note:

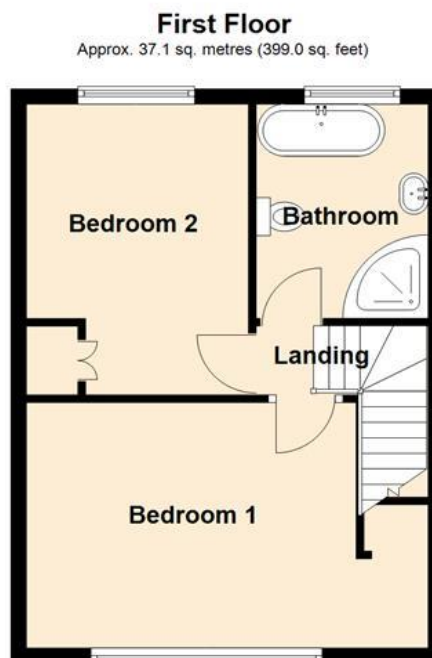
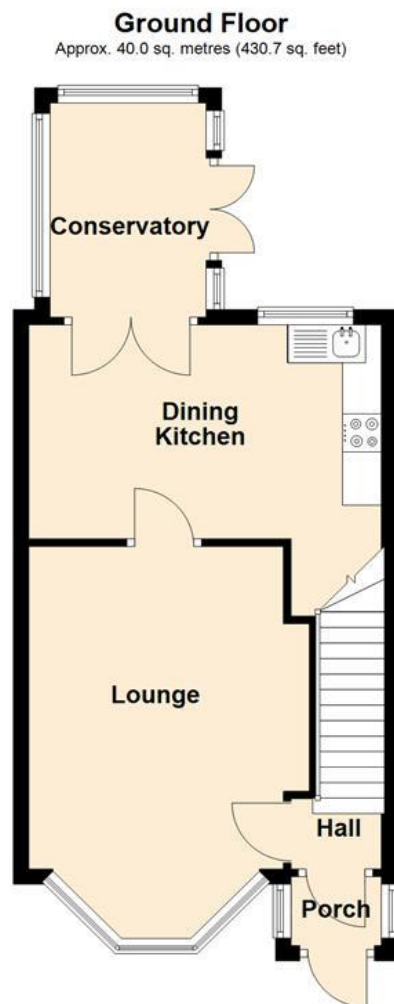
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 10th June 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



Total area: approx. 77.1 sq. metres (829.8 sq. feet)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

