



Tyburn Road, Erdington
Birmingham, B24 8EE

Offers in the Region Of £150,000

Erdington

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Offered for sale with no upward chain - vacant possession upon completion. CASH BUYERS ONLY.

Representing the need for a full renovation project this three bedroom semi detached family home offers potential for investors or purchasers with a desire to create from a blank canvas. Having two reception rooms, kitchen and three bedrooms and first floor bathroom with rear garden having right of way access and garage/workshop to the rear boundary.

The property benefits from immediate access to public transport routes and has a range of local amenities to include shops, stores and supermarkets to hand.

Early viewing is recommended, all appointments are via Paul Carr Erdington office for escorted viewings for proceedable cash purchasers only.





Property Specification

THE PROPERTY WHICH IS
IN NEED OF REFURBISHMENT
BRIEFLY COMPRISES;

Porch

Entrance Hall 3.75m (12'4") x 1.79m (5'10")

Lounge 3.75m (12'4") max x 3.00m (9'10")

Dining Room 4.89m (16'1") max x 3.19m (10'6")

Kitchen 2.99m (9'10") x 2.74m (9')

Landing

Bedroom 1 3.73m (12'3") max x 2.89m (9'6")

Bedroom 2 3.20m (10'6") x 2.89m (9'6")

Bedroom 3 2.40m (7'10") x 1.95m (6'5")
plus 0.67m (2'2") x 0.67m (2'2")

Bathroom

Agent's Note:

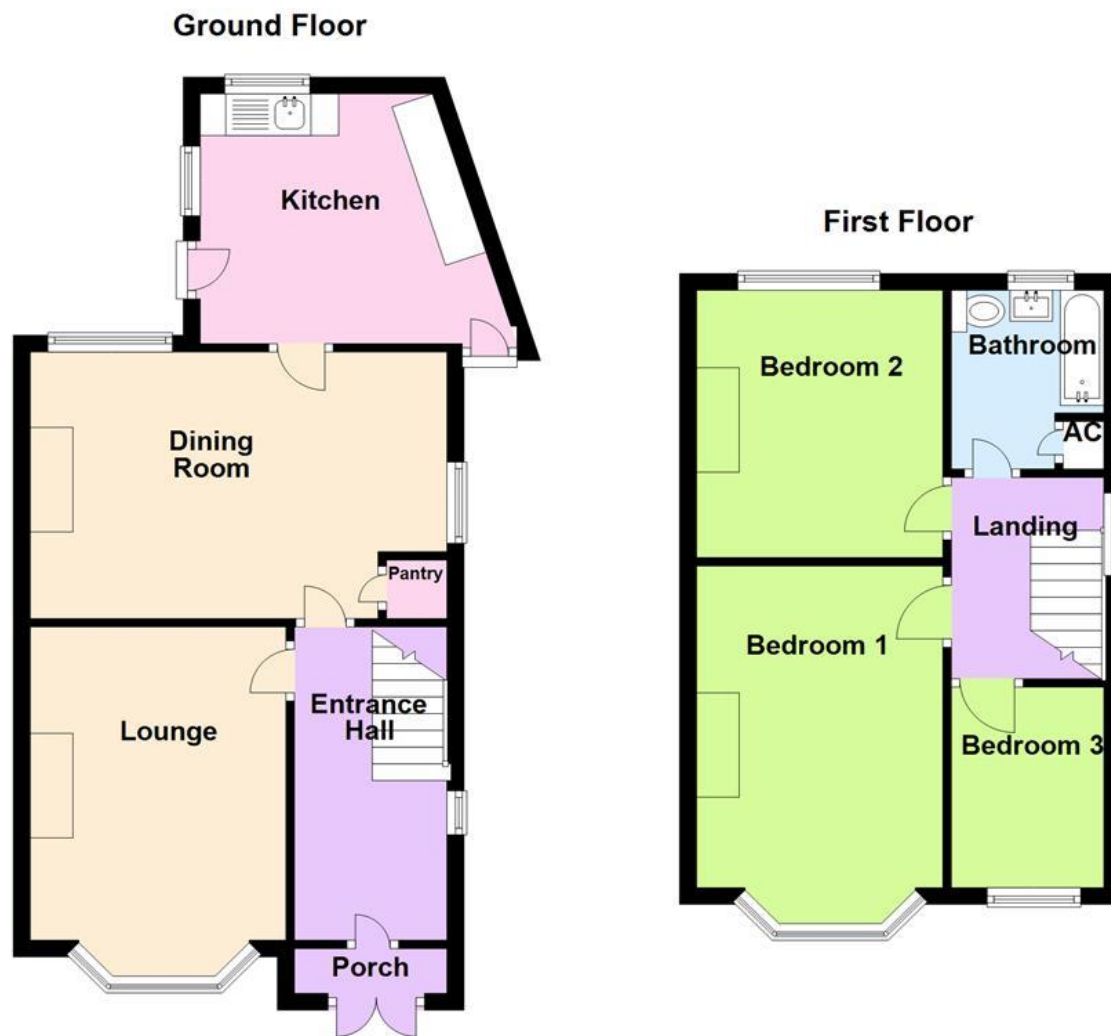
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 13th December 2024

Viewer's Note:

Services connected; ALL - BUT NOT ON AT TIME OF MARKETING
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		84 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Map Location

