



Milverton Road, Erdington  
Birmingham, B23 6ES

**Auction Guide Price £150,000**

# Erdington

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OFFERED FOR SALE WITH NO UPWARD CHAIN - VACANT POSSESSION ON COMPLETION -

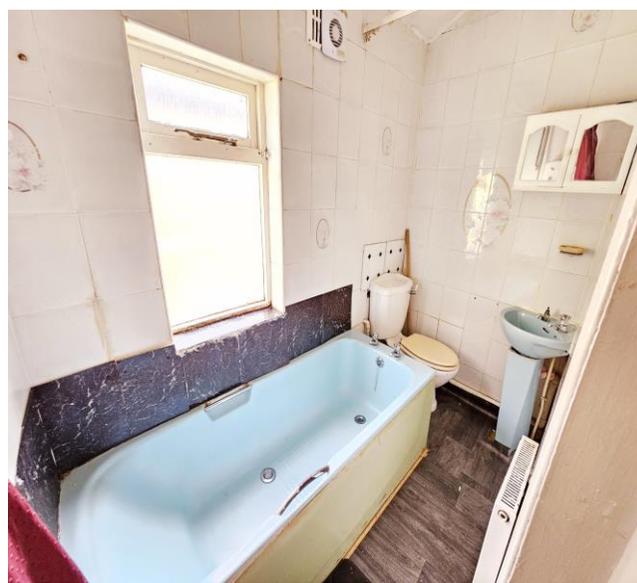
Situated in a easily accessible location for local schools and arterial road and rail, this three bedroom character family home is a must for viewing.

Offering off road parking to the front, the property provides entrance vestibule with inner hallway off and a range of character features. The lounge and dining room are separately accessed with a kitchen/utility to the rear affording a range of units and appliances.

To the first floor is a through landing offering independent access to all three bedrooms, all of which have been redressed. A fitted bathroom also features and has panel bath, wash basin and W.C.

The property is completed by bright south/south easterly perspective rear garden.





## Property Specification

OFFERED WITH NO UPWARD CHAIN  
THE PROPERTY BRIEFLY COMPRISES;

Entrance Hall

Reception Room  
3.42m (11'3") max x 2.73m (8'11")

Reception Room  
3.72m (12'2") x 3.70m (12'2")

Kitchen  
2.89m (9'6") x 2.14m (7')

landing

Bedroom 1  
3.69m (12'1") x 3.40m (11'2")

Bedroom 2  
3.76m (12'4") x 2.84m (9'4")

Bathroom  
2.35m (7'9") x 1.23m (4')

Bedroom 3  
4.15m (13'7") x 2.12m (6'11")

### 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: 16th May 2023

### 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		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location