



Anstey Fields, Erdington  
Birmingham, B23 5RL

Offers in the Region Of £154,000

# Erdington

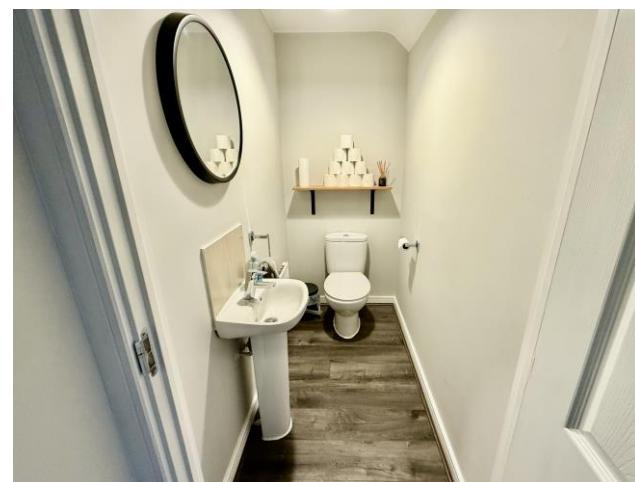
Offers in the Region Of £154,000

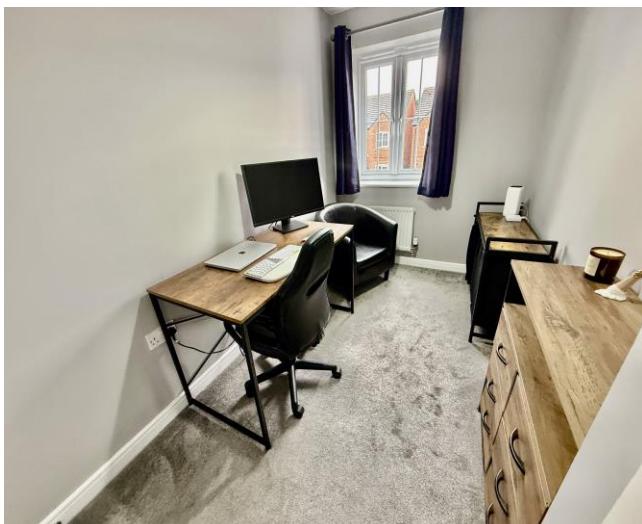


This well presented superbly located modern style two bed terraced property offers an exceptional opportunity for buyers being offered at 70% of the full market value.

Accessed via a pleasant hall with guest wc off, the accommodation on offer includes a good size living room with garden access, a modern fitted kitchen, two well proportioned bedrooms and a family bathroom with white suite.

Sitting behind a private drive providing off road parking and within close proximity of many sought after amenities including local shops, parks and transport links the property must be viewed at the earliest opportunity in order to avoid disappointment.





## Property Specification

THIS SUPERBLY PRESENTED MODERN TERRACED PROPERTY BRIEFLY COMPRISES;

Hall

Kitchen

2.54m (8'4") x 2.39m (7'10")

WC

Living Room

4.13m (13'7") x 3.58m (11'9")

Bedroom 1

3.33m (10'11") x 2.52m (8'3")

Bathroom

Bedroom 2

3.44m (11'4") x 1.89m (6'2") max

### 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: 22nd April 2025

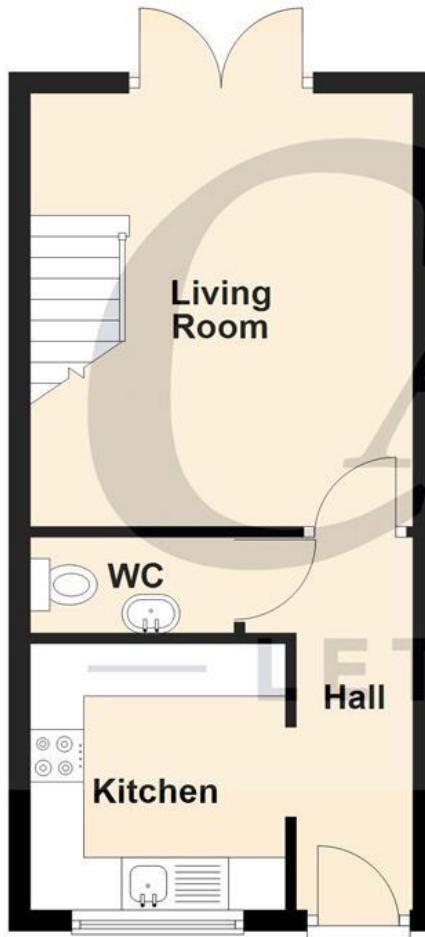
### Viewer's Note:

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

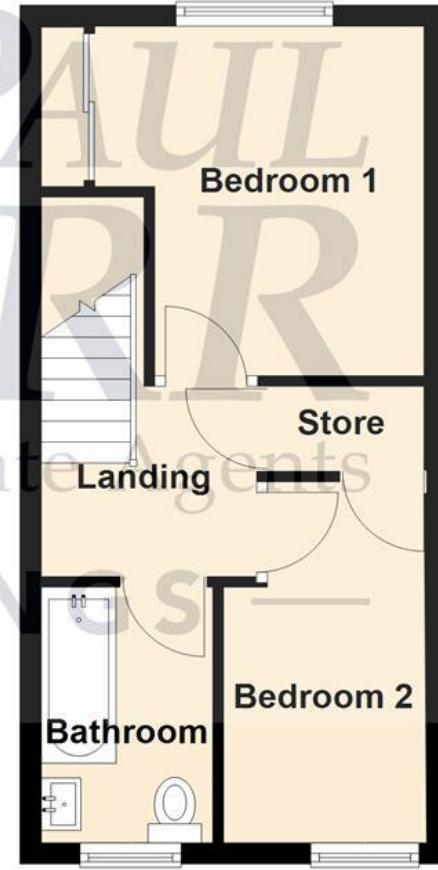
# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

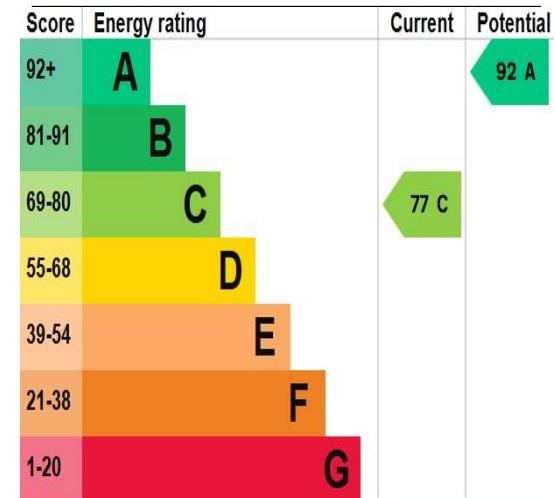
## Ground Floor



## First Floor



## Energy Efficiency Rating



## Map Location

