



Johnson Road, Erdington
Birmingham, B23 6PX

Offers in Excess of £165,000

Erdington

Offers in Excess of £165,000



OFFERED FOR SALE WITH NO UPWARD CHAIN IDEAL FOR INVESTOR LANDLORD - this redressed property is ideally located for arterial access by road and rail to Boldmere, Erdington and Birmingham centres and is deceptively spacious, demanding internal viewing to fully appreciate the size, scope of the property on offer.

The property is approached from the frontage, with the internal specification offering a front facing reception room with rear dining room with open plan fully fitted kitchen with ground floor bathroom beyond. To the first floor are two good size double bedrooms, the Master bedroom having an en-suite shower room.

To the outside is an South Easterly facing garden with patio area and lawned garden beyond.

Viewing is strictly via selling agents - Paul Carr Erdington.





Property Specification

THIS TWO BEDROOM PROPERTY WITH LOUNGE AND SEPARATE DINING ROOM BRIEFLY COMPRISES;

Hall

Reception Room 3.57m (11'9") x 3.50m (11'6") max

Reception Room 3.70m (12'2") x 3.57m (11'9")

Kitchen 2.56m (8'5") x 1.66m (5'5")

Utility 1.59m (5'3") x 0.70m (2'4")

WC

Landing

Bedroom 1 3.59m (11'9") x 3.47m (11'5")
plus 1.22m (4') x 1.22m (4')

Bedroom 2 3.57m (11'9") x 2.52m (8'3")

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: 14th November 2024

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

