



Gravelly Lane, Erdington
Birmingham, B23 5TA

Offers in Excess of £210,000

Erdington

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Conveniently nestled on the borders of Wylde Green, Boldmere and Erdington, this stunningly presented two double bedroom period terrace property occupies a most enviable location set within close proximity of desirable schools, local shops and transport links, both road and rail.

Accessed via an enclosed porch the ground floor accommodation includes a front dining room with bay window, a characterful and charming lounge, attractive fitted kitchen and beautiful breakfast room with direct garden access.

To the first floor the two well proportioned double bedrooms are complimented by a fabulous family bathroom with white suite including a stand-alone bath, separate shower cubicle, wash hand basin and wc.

Outside the property sits behind a hard standing with access to a secure side entrance to the incredible rear garden and patio and its array of mature plants and flowers, which are enhanced further by a number of sheds and storage facilities.

An early viewing is essential in order to fully appreciate the opportunity on offer and avoid disappointment.





Property Specification

BEING SOLD VIA PAUL CARR SECURE SALE
THIS WELL PROPORTIONED
CHARACTERFUL PERIOD PROPERTY
BRIEFLY COMPRISES;

Porch

Dining Room 3.65m (12') x 3.42m (11'3")

Lounge 4.68m (15'4") x 3.65m (12')

Kitchen 3.97m (13') x 2.03m (6'8")

Breakfast Room 2.28m (7'6") x 1.81m (5'11")

Landing

Bedroom 1 4.17m (13'8") x 3.38m (11'1")

Bedroom 2 3.80m (12'6") x 3.25m (10'8")

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: 2nd December 2025

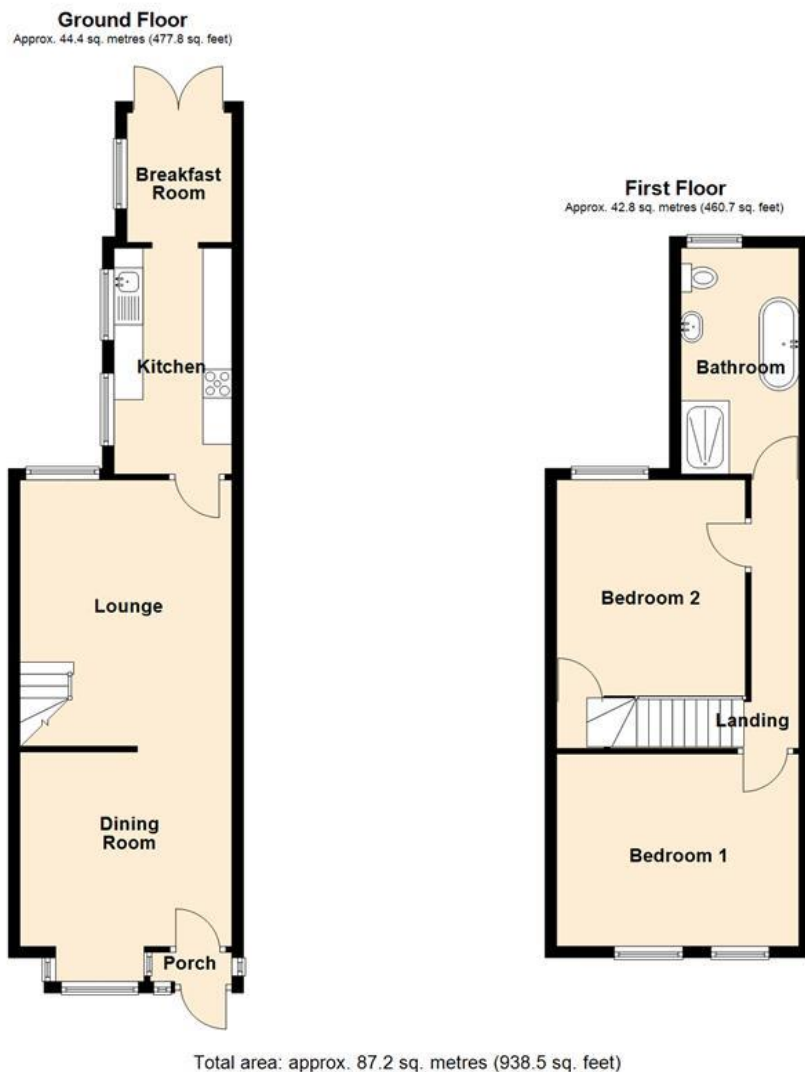
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

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		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

