



Enstone Road, Erdington  
Birmingham, B23 5SD

Auction Guide Price £210,000



# Erdington

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Offered for sale this extended traditional three bedroom semi detached family home sits within a well regarded cul-de-sac location and has been lovingly maintained and being situated on the cusp of Boldmere and Erdington offers a wide range of amenities, to include local shopping, transport links to Birmingham by both road and rail and an abundance of local schooling and therefore bound to attract interest.

The property briefly comprises; fore garden with parking provided by driveway with garage to the left hand elevation. Leading off is a front facing porch which in turn leads through into an entrance hallway with stairs ascending to the floor.

Two spacious separate reception rooms are then offered, together with a fitted kitchen featuring a range of matching base and wall units with appliances thereto.

Leading off the kitchen is a bright conservatory which opens onto the rear gardens with a separate utility and w.c., in turn leading off to internal access through into the side garage.

To the first floor are three bedrooms, two doubles and one single, and a family bathroom with separate w.c.







## Property Specification

THIS EXTENDED  
TRADITIONAL SEMI DETACHED  
WITH MANY ATTRACTIVE FEATURES  
BRIEFLY COMPRISES;

Porch

Entrance Hall

Front Reception Room  
3.60m (11'10") x 3.33m (10'11")

Rear Reception Room  
4.12m (13'6") x 3.33m (10'11")

Kitchen 3.99m (13'1") x 2.16m (7'1")

Conservatory

Utility 2.42m (7'11") x 1.25m (4'1")

Garage

Bedroom 1 4.14m (13'7") x 3.38m (11'1")  
plus 1.15m (3'9") x 1.15m (3'9")

Bedroom 2 4.21m (13'10") x 2.76m (9'1")  
plus 1.16m (3'10") x 1.16m (3'10")

Bedroom 3 2.96m (9'9") x 2.00m (6'7")  
plus 1.15m (3'9") x 1.15m (3'9")

Bathroom and separate w.c.

### Agent's Note:

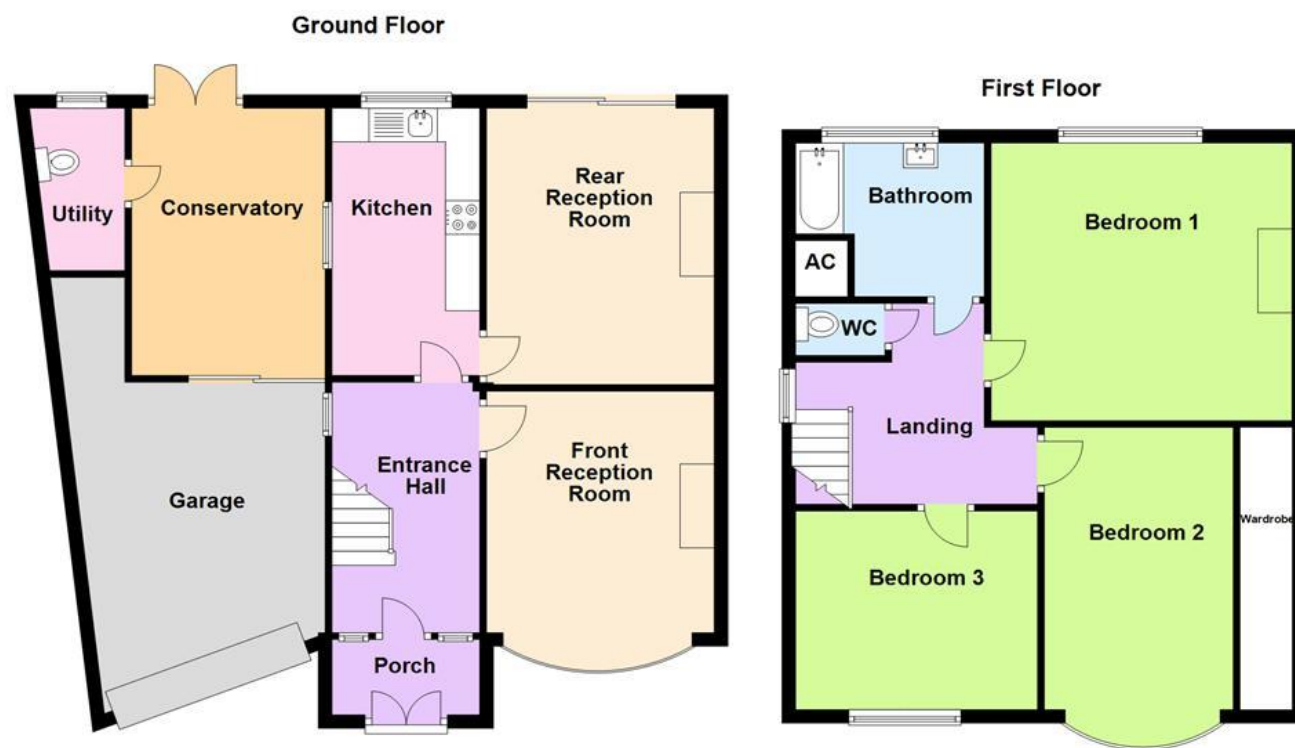
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Came on the market: 11th July 2024

### Viewer's Note:

Services connected: Gas, electric, water and drainage  
Council tax band: C  
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		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

