



Wilton Road, Erdington
Birmingham, B23 6UA

Offers in the Region Of £165,000

Erdington

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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 and quality of the property on offer.

The property is approached from the frontage, with the internal specification offering front facing reception room and rear dining room, a fully fitted kitchen and utility, to the first floor are two good size double bedrooms and a bathroom with full white suite.

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

Viewing is strictly via selling agents - Paul Carr Erdington for proccedable purchasers only.





Property Specification

AVAILABLE WITH NO UPWARD CHAIN
VACANT POSSESSION ON COMPLETION
THE PROPERTY BRIEFLY COMPRISES;

Reception Room 3.66m (12') x 3.52m (11'7")

Reception Room 3.52m (11'7") x 3.47m (11'5")

Kitchen 2.74m (9') x 2.09m (6'10")

Utility 2.15m (7'1") x 1.89m (6'2")

Landing

Bedroom 1 3.66m (12') x 3.56m (11'8")

Bedroom 2 3.51m (11'6") x 2.65m (8'8")

Bathroom 2.50m (8'2") x 2.13m (7')

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: 23rd September 2023

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

Map Location

