



Ryland Road, Erdington
Birmingham, B24 8JH

Offers in Excess of £200,000

Erdington

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OFFERED FOR SALE WITH NO UPWARD CHAIN - VACANT POSSESSION UPON COMPLETION Offering an opportunity for modernisation this treasured family character three bedroom semi-detached property is located in a convenient location for a range of local amenities ranging from public road and rail routes to Birmingham to local schooling easily within a short walking distance, this family home offers all a thriving family could want.

The home on offer comprises an entrance hallway with a front facing front reception room a rear lounge, kitchen with separate utility and ground floor W.C. beyond. To the first floor are three good size bedrooms a family bathroom.

To the outside there is a dressed fore garden, with to the rear, an extensive lawned garden with double garage approached from a right of way rear access road.

Viewing is strictly by appointment via selling agents Paul Carr Erdington and for proceedable purchasers only.





Property Specification

**THIS SEMI-DETACHED
FAMILY HOME
BRIEFLY COMPRISES;**

Entrance Hall

Pantry off 1.70m (5'7") x 1.16m (3'10")

**Reception Room 3.98m (13'1") max x 3.63m
(11'11")**

Reception Room 4.05m (13'3") x 3.02m (9'11")

Kitchen 3.04m (10') x 2.44m (8')

Lobby

Utility 3.32m (10'11") x 1.49m (4'11")

WC 1.49m (4'11") x 0.90m (2'11")

Landing

Bedroom 1 4.05m (13'3") x 3.38m (11'1")

Bedroom 2 3.36m (11') x 3.34m (10'11")

Bedroom 3 2.11m (6'11") x 2.10m (6'11")

Bathroom 2.42m (7'11") x 2.10m (6'11")

Agent's Note:

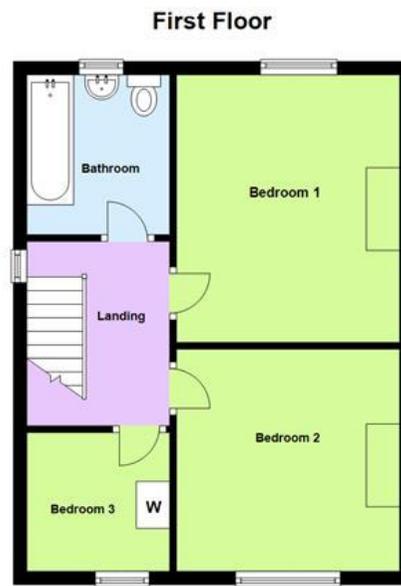
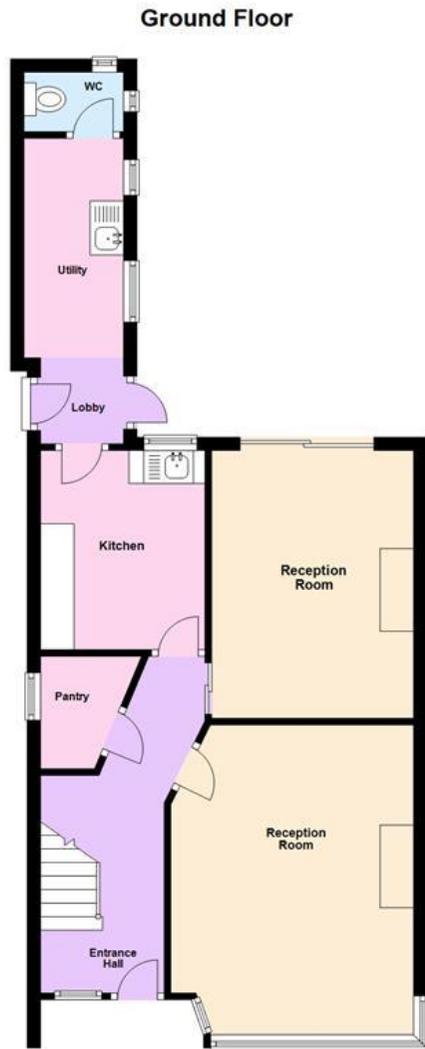
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 19th December 2023

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		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

Map Location

