



Anderson Road, Erdington
Birmingham, B23 6NL

£240,000

Erdington

£240,000

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Offered for sale with NO CHAIN this beautifully refurbished Edwardian/Victorian three bedroom home is delightfully configured to offer an expansive family home that is bound to delight any prospective purchaser.

The property briefly comprises; block paved frontage with then outer door giving access into the vestibule with entrance hallway beyond with a gloriously prepared 'Minton' tiled original floor. Leading off the hallway is the front facing sitting room with then an open plan presentation to a formal dining room. To the rear of the hallway a spacious and delightful fitted kitchen featuring a range of matching base and wall units with appliances thereto.

To the first floor are three bedrooms, the two double bedrooms and a large modern fully fitted bathroom with white suite.

To the rear the gardens have an Westerly view and combine to provide both a patio area with lawned formal gardens and outbuildings all with herbaceous borders, and extending to in excess of 120', all ideal for Al-Fresco dining and as a wonderful family entertainment area.

Viewings strictly by appointment and via Paul Carr Erdington for PROCEEDABLE PURCHASERS ONLY





Property Specification

THIS OUTSTANDING PERIOD FAMILY HOME BRIEFLY COMPRISES;

Entrance Hall

Living Room

3.66m (12') max x 3.37m (11'1")

Dining Area

3.78m (12'5") x 3.44m (11'3")

Kitchen

3.72m (12'2") x 2.37m (7'9")

Bedroom 1

3.83m (12'7") x 3.20m (10'6")

Bedroom 2

3.62m (11'11") x 3.22m (10'7")
plus 1.21m (4') x 1.21m (4')

Bedroom 3

1.72m (5'8") x 1.61m (5'3")

Bathroom

3.33m (10'11") x 2.45m (8')

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: 28th September 2022

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

Map Location

