



Deakin Road, Erdington
Birmingham, B24 9AL

Offers in the Region Of £230,000

Erdington

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Offered for sale in a most delightful area of Erdington and offering walking distance to the town centre this spacious two double bedroom extended semi detached bungalow is an ideal opportunity for those looking to downsize but still have a quality home providing a range of amenities immediately to hand and providing off road parking, with a good size gardening plot to both the front and rear elevations.

Ideally situated with arterial access via public transport routes to Birmingham the property briefly offers; porch, entrance hallway, large front facing lounge, two double bedrooms, extended rear facing kitchen with utility, bathroom, conservatory and good size South East facing rear gardens.

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





Property Specification

THIS EXTENDED SEMI-DETACHED BUNGALOW WITH MODERN CONTEMPORARY PRESENTATION THROUGHOUT BRIEFLY COMPRISES;

Porch

Hallway

Lounge/Diner 5.79m (19') x 3.39m (11'1")

Utility 1.59m (5'3") x 1.37m (4'6")

Kitchen 4.28m (14'1") x 2.44m (8') max

Conservatory

Bedroom 1 3.16m (10'4") max x 3.04m (10')

Bedroom 2 3.30m (10'10") x 2.11m (6'11") max

Shower Room 2.59m (8'6") x 1.53m (5')

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: 14th November 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		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

