



Gravelly Lane, Erdington Birmingham, B23 6UH

£159,950

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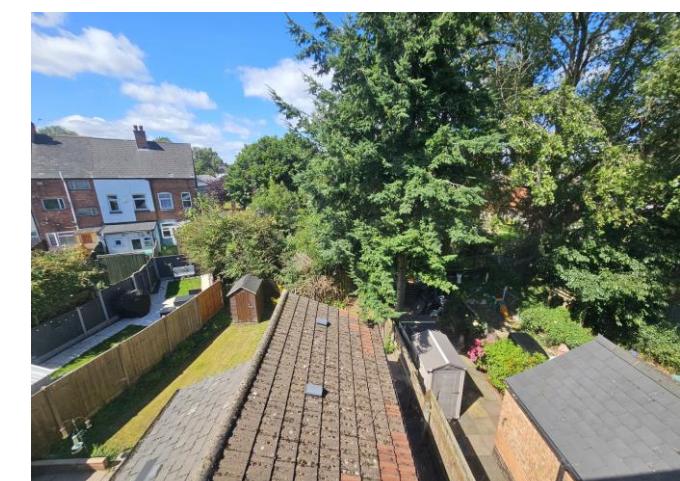
AVAILABLE WITH NO UPWARD CHAIN
VACANT POSSESSION UPON COMPLETION -
Occupying an ideal position for both road
and rail access to Erdington and
Birmingham this terraced home is ideal for
first time buyers and investors alike and
provides an abundance of local amenities
to include local schooling and shopping
facilities.

The property briefly comprises; lounge,
dining room, fitted kitchen, inner lobby
with ground floor bathroom having full
white suite.

To the first floor there are two double
bedrooms, to the attic second floor there
is a study area and a large double bedroom
with views to the rear.

The Garden to the rear offers a Westerly
low maintenance perspective, with rear
right of way pedestrian access.

Viewings are via Paul Carr Erdington office
and restricted to proceedable buyers only.



Property Specification

AVAILABLE WITH NO UPWARD CHAIN - VACANT
POSSESSION UPON COMPLETION
IDEAL FOR INVESTORS AND FIRST TIME BUYERS -
SOME REFURBISHMENT REQUIRED
THE PROPERTY BRIEFLY COMPRISSES;

Reception Room 3.61m (11'10") x 3.10m (10'2")

Reception Room 3.61m (11'10") x 3.38m (11'1")

Kitchen 2.95m (9'8") x 2.16m (7'1") max

Lobby

Bathroom

Landing

Bedroom 1 3.61m (11'10") x 3.12m (10'3")

Bedroom 2 3.63m (11'11") x 2.44m (8')

Landing/study area 4.06m (13'4") x 3.61m (11'10")

Bedroom 3 3.35m (11') x 3.00m (9'10")

Agent's Note:

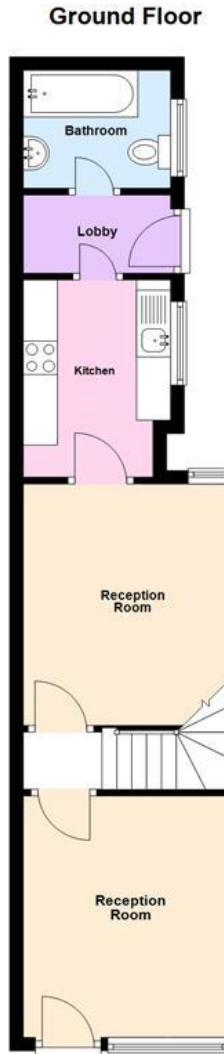
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 9th August 2024

Viewer's Note:

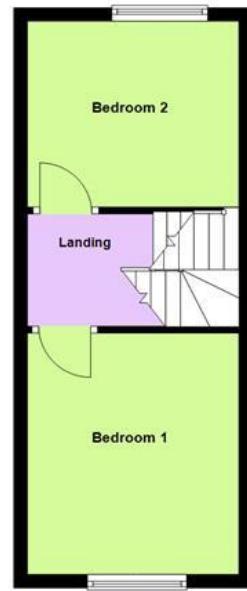
Services connected: Gas, electric, water and drainage
Council tax band: A
Tenure: Freehold

Floor Plan

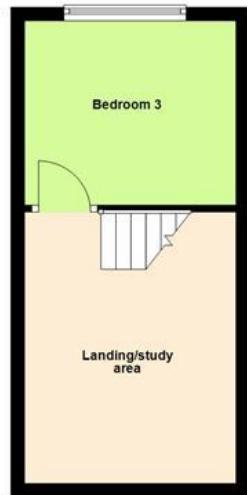
This floor plan is not drawn to scale and is for illustration purposes only



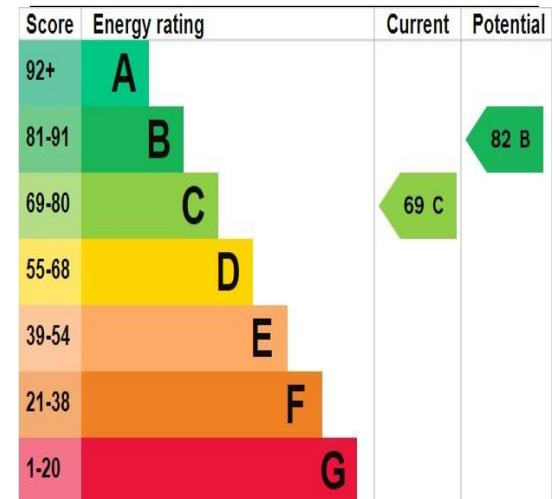
First Floor



Second Floor



Energy Efficiency Rating



Map Location

