



Gravelly Lane, Erdington
Birmingham, B23 6UH

£159,950

Erdington

£159,950

3  1  2 

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 COMPRISES;

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

