



Hart Road, Erdington

Birmingham, West Midlands, B24 9ER

Offers In The Region Of £210,000



***** REDUCED ***** Call **NEWTON FALLOWELL** to VIEW this **SPACIOUS THREE/FOUR Bed Period Style Terraced Property!** With **LARGE ROOMS**, having a **Through Lounge**, Kitchen, **Extra Reception Room (Sitting Room, Study/Office or Fourth Bedroom)**, **THREE Bedrooms** Upstairs, and an **Upstairs Bathroom**.

In Brief

On The Ground Floor.

There is a lobby/entrance leading into a **Large Lounge** which goes through to the **Dining Room**. This accommodation is versatile and can be used to suit your purposes. There is a **Large Kitchen** with another reception room to the rear. Again, being very versatile and could be a sitting Room, a Study, or a Fourth Bedroom.

On The First Floor.

There are **Three Good sized Bedrooms** and a family **Bathroom**.

Outside.

There is a **small fore garden** and a **garden with courtyard** to the rear.

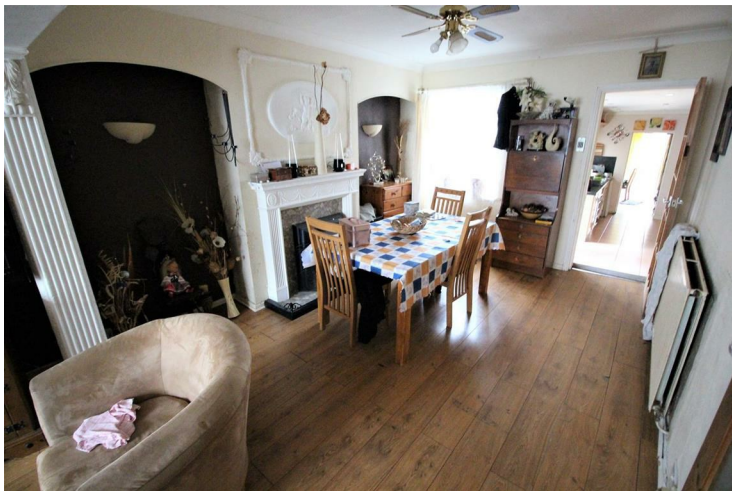
Lounge

14'0" max x 12'2" max (4.28m max x 3.72m max)



Dining Room

13'1" max x 10'11" max (3.99m max x 3.34m max)



Through Lounge & Dining Room



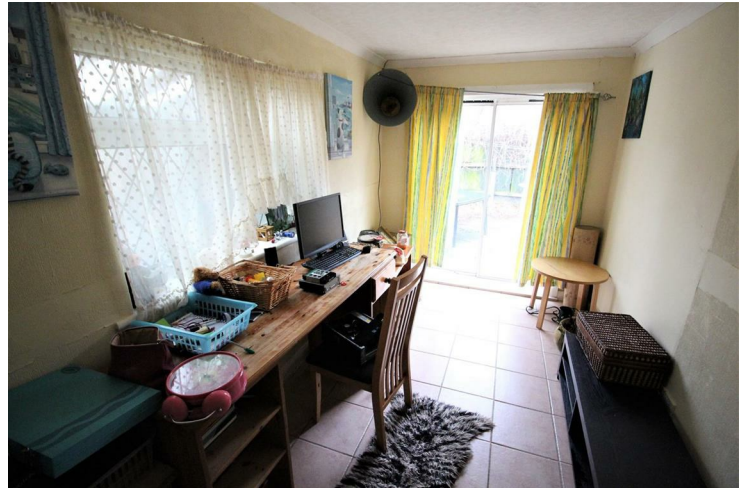
Kitchen

18'2" x 8'3" (5.54m x 2.53m)



Sitting Room/Office/Study/Bedroom Four

14'3" x 7'3" (4.35m x 2.21m)



First Floor Landing

Bedroom One

16'1" x 12'2" (4.92m x 3.72m)



Bedroom Two

13'1" x 10'4" (4.01m x 3.16m)



Bedroom Three

10'7" x 8'5" (3.25m x 2.57m)

Bathroom

7'9" x 5'1" (2.37m x 1.55m)



Outside

Front Aspect & Fore Garden



Rear Garden

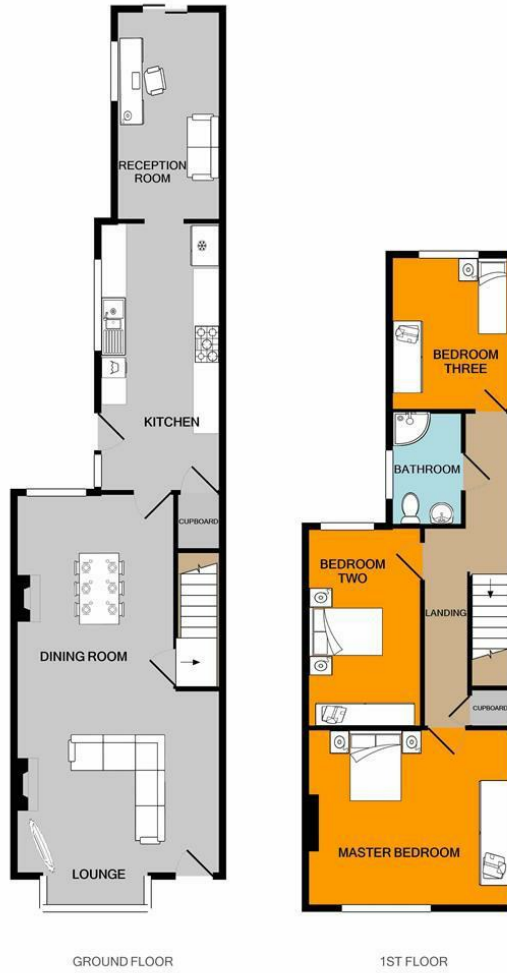
Tenure

Freehold

EPC

Grade TBC

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		



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