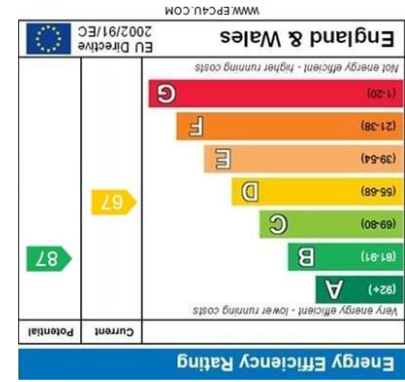


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.  
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
Therefore we recommend that you regularly monitor our website or email us for updates.  
Please feel free to relay this to your Solicitor or License Conveyer.



Boldmere | 0121 321 3991



- THREE BEDROOM SEMI DETACHED HOME
- GREAT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES
- TWO RECEPTION ROOMS
- DOWNSTAIRS WC
- FITTED BREAKFAST KITCHEN

Dean Road, Erdington, Birmingham, B23 6QF

£225,000





## Property Description

Presenting a charming semi-detached property available for sale. This home is presented benefits from neutral decoration throughout, providing an excellent canvas for the new homeowners to make their mark. The property boasts generously spaced living accommodations with two well-appointed reception rooms, perfect for both entertaining and relaxing. The reception rooms are complemented by a well-sized kitchen that offers ample space for culinary explorations. The dwelling provides three comfortable bedrooms, providing plenty of room for families or couples. Moreover, a spacious bathroom complements the sleeping areas, completing the well-thought-out layout of this residence. The house is ideally located with excellent public transport links and local amenities within easy reach. This makes the property not only a comfortable living space but also a convenient one. Whether it's commuting to work or enjoying a day out shopping, everything is just a step away. The property's location and layout make it an ideal residence for families seeking a comfortable and convenient space to grow or for couples looking for a peaceful retreat near the city. There is also access for parking at the rear of the property via an access road.

In conclusion, this semi-detached property offers a perfect blend of convenience, comfort, and potential. Its neutral decoration, ample living spaces, and excellent location make it a highly desirable property. Don't miss out on this opportunity to make this house your new home.

### PORCH

**ENTRANCE HALL** Providing access to both reception rooms, kitchen and stairs leading off.

**LOUNGE** 14' 2" x 12' 5" (4.32m x 3.78m) Box window to front, door to:

**DINING ROOM (CURRENTLY BEING USED AS A BEDROOM)** 14' 6" x 10' 3" (4.42m x 3.12m) Window to rear, door to:

**KITCHEN** 13' 4" x 9' 7" (4.06m x 2.92m) Window to side, door to:

**UTILITY** 7' 1" x 9' 7" (2.16m x 2.92m) Window to rear, window to side, door.

### WC

**LANDING** Providing access to all three bedrooms and family bathroom.

**BEDROOM ONE** 11' 3" x 16' 10" (3.43m x 5.13m) Window to front, door to:



**BEDROOM TWO** 14' 6" x 10' 3" (4.42m x 3.12m) Window to rear, door to:

**BEDROOM THREE** 9' 4" x 9' 7" (2.84m x 2.92m) Window to rear, door to:

**BATHROOM** 8' 3 max" x 6' 6" (2.51m x 1.98m) Window to side.

Council Tax Band B - Birmingham

Predicted mobile phone coverage and broadband services at the property :-

Mobile coverage - voice likely available for EE, Three, O2 and Vodafone, and data likely available for EE and Thee, limited availability for O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.  
 Broadband Type = Superfast Highest available download speed 66 Mbps. Highest available upload speed 18 Mbps.  
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.  
 Networks in your area - Virgin Media, Openreach

**FIXTURES AND FITTINGS** as per sales particulars.

### TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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