



**STEVE MORRIS & SON**

**129 Johnson Road, Erdington – B23 6QA**

Birmingham

**£199,950**

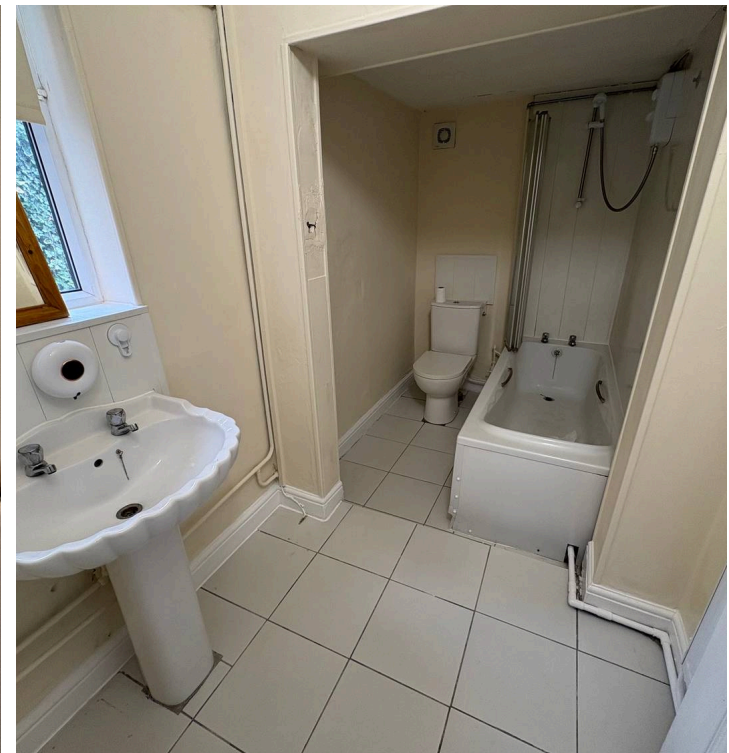


# 129 Johnson Road

Erdington, Birmingham

The property is situated in an established residential location close to local shops, bus services to Birmingham city centre and Erdington Railway Station.

- Freehold Terraced House
- Two Bedrooms
- No Onward Chain
- Ground Floor Bathroom
- Enclosed Rear Garden
- Close to Erdington Railway Station
- Local Shops to Hand





The house stands in an elevated position behind a front garden with footpath approach and has the following accommodation –

UPVC panelled front door to

**LOUNGE** with a feature fireplace, double glazed bay window, radiator and door to

**LOBBY** with store cupboard off and arch to

**DINING KITCHEN** having a range of base and wall cupboards, drawer unit, work surfaces, inset stainless steel sink unit, ceramic tiled floor, double glazed window, radiator, staircase leading off and door to

**REAR ENTRANCE HALL** with ceramic tiled floor, wall mounted gas central heating boiler and double glazed door to the rear garden

**BATHROOM** with ceramic tiled floor, panelled bath with electric shower, pedestal wash hand basin, toilet, double glazed window and radiator

#### **FIRST FLOOR LANDING**

**BEDROOM 1** Front having a double glazed window and radiator

**BEDROOM 2** Rear with a store cupboard, double glazed window and radiator

#### **OUTSIDE**

**ENCLOSED REAR YARD** leading to a **REAR GARDEN** with brick outbuilding


Council Tax band: B


Tenure: Freehold

EPC Energy Efficiency Rating: D

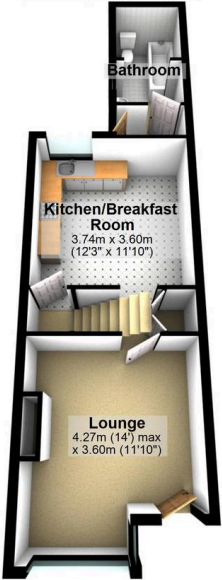
EPC Environmental Impact Rating: D



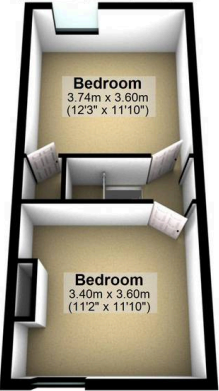
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 

**Ground Floor**  
Approx. 38.5 sq. metres (414.8 sq. feet)



**First Floor**  
Approx. 29.8 sq. metres (320.5 sq. feet)



Total area: approx. 68.3 sq. metres (735.2 sq. feet)





## Steve Morris & Son Estate Agents

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