

# FOR SALE

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**Low Wood Road**

**Erdington, Birmingham, B23 6HE**

Midland Residential are pleased to bring to market this three bedroom end-terrace house in Erdington. Offering off-road parking, two front reception rooms with connecting doors creating an open-plan area, and a kitchen with a downstairs wet room and WC, with access leading through to a rear garden. On the first floor, three bedrooms and a bathroom. Further benefits include gas central heating, double-glazed windows where specified. Ideal family home or investment with improvements required throughout. Sold with no chain and priced for a fast sale.

**Offers In The Region Of £179,950**

# 35 Low Wood Road

## Erdington, Birmingham, B23 6HE



- End Terraced
- Two Bathrooms
- Double Glazed (where specified)
- EPC Rating D
- Three Bedrooms
- Off Road Parking
- No Chain
- Two Reception Rooms
- Gas Central Heating
- Council Tax Band A

### Approach

Having off-road parking at the fore with a block paved driveway, with gated side access leading through to the rear.

### Entrance Hallway

Having a UPVC double glazed front door with fixed UPVC double-glazed side window unit with obscure glass, laminate flooring, partial wall cladding, boxed unit housing electric meter and fuse board, under stairs storage provision, central heating radiator, gas meter in recessed housing, ceiling light point, stairs leading to the first floor, door leading thereof

### Reception 1

8'8" x 13'10" (2.65 x 4.23)  
Having laminate flooring, central heating radiator, UPVC double-glazed five-sided bay window, ceiling light point, two wooden doors with obscure glass leading through to the rear reception room.

### Reception 2

11'1" x 14'9" (3.4 x 4.5)  
Having laminate flooring, central heating radiator, UPVC double-glazed window to the

rear, coal effect gas fire (not working), ceiling light point & wall lights,

### Kitchen

13'4" x 7'4" (4.068 x 2.25)  
Having laminate flooring, a selection of wall and base units, laminated work surfaces, stainless steel sink with hot and cold tap over, gas hob with electric oven below, Ideal Logic heat 15 gas boiler, UPVC double-glazed window to the side elevation, UPVC top panel double-glazed door providing garden access, ceiling light point, door leading thereof

### Bathroom 1

6'9" x 6'10" (2.07 x 2.09)  
Being an adapted bathroom for limited mobility, having vinyl flooring, with easy access drainage provision, low-level electric shower and riser and shower screen, low level WC, low-level wash hand basin with hot and cold tap, central heating radiator, UPVC double-glazed window to the side elevation with obscure glass, extractor fan, ceiling light point

### Stairs & Landing

Having partial wooden panelling and a fitted handrail,

ceiling light points, a timber-framed single-glazed window to the fore, loft hatch access point, and doors leading thereof

### Bedroom 1

11'4" x 11'6" (3.46 x 3.53)  
Having a central heating radiator, UPVC double-glazed window to the fore, ceiling light point

### Bedroom 2

11'1" x 11'11" (3.40 x 3.64)  
Having a central heating radiator, UPVC double-glazed window to the rear, enclosed storage provision with water tank, ceiling light point

### Bedroom 3

12'3"(fp) x 7'4" (3.75(fp) x 2.25)  
Having laminate flooring, central heating radiator, UPVC double-glazed window to the rear, ceiling light point

### Bathroom 2

Having vinyl floor tiles, bath with hot and cold mixer tap over, wash hand basin and pedestal with mixer tap over, close-coupled WC, central heating radiator, part plastic wall panel cladding, UPVC double-glazed window with

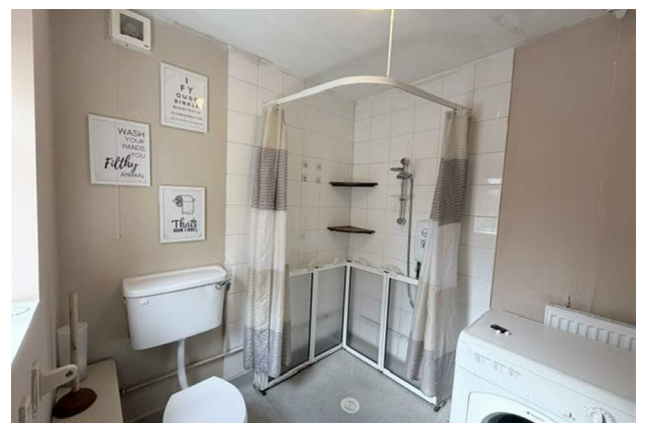
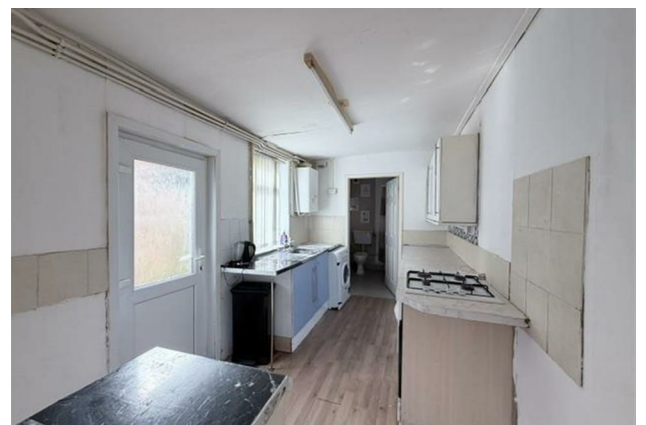
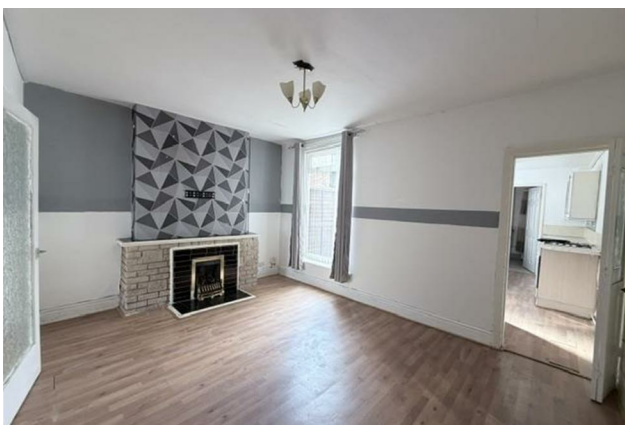
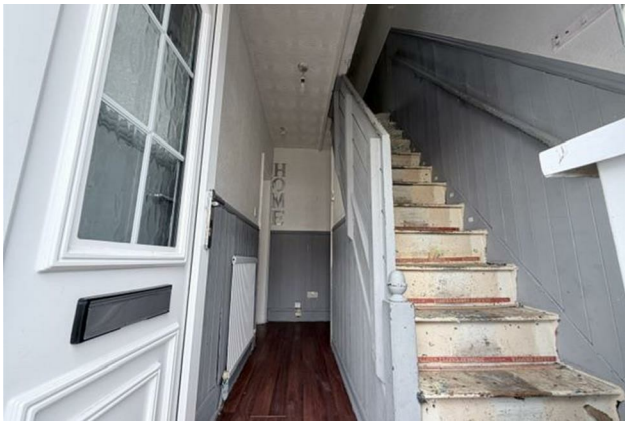
obscure glass to the side elevation, ceiling light point

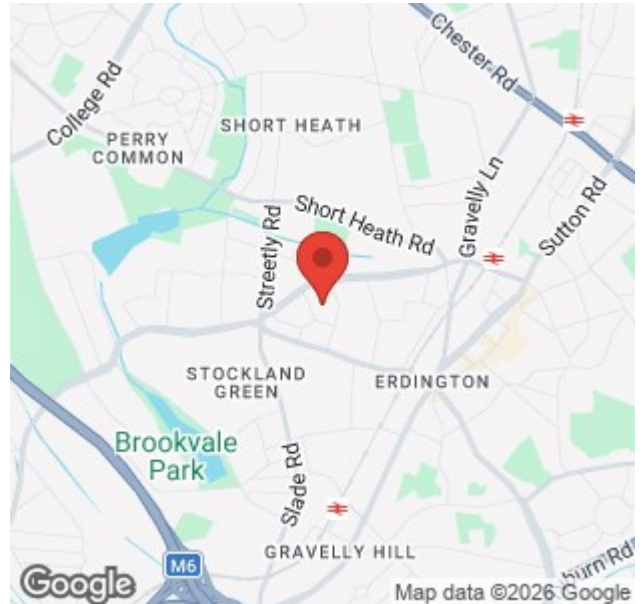
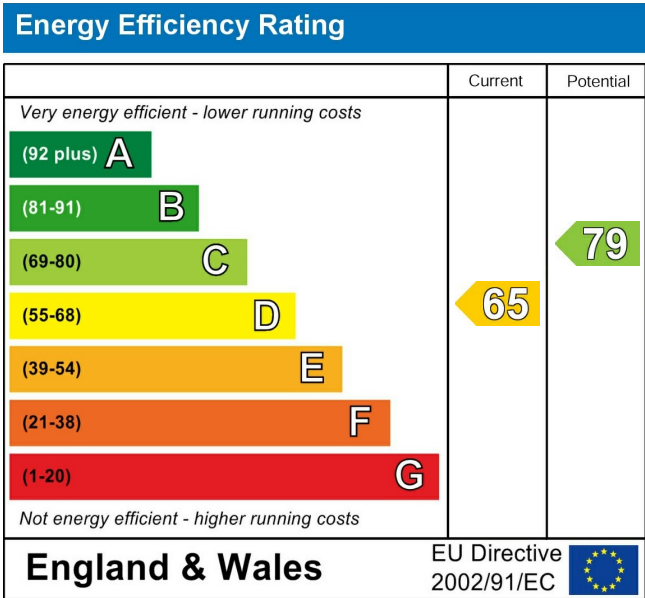
### Rear Garden

Having a slabbed patio to the yard area, with a raised garden patio at the rear, a timber shed, a selection of mature plants and shrubs, a gated access leading through to a shared entry.

### Material Information

Ask Agent





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