FOR SALE

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Raford Road*

Erdington, Birmingham, B23 5PE

Midland Residential are delighted to present this three-bedroom corner detached residence, ideally situated in the ever-popular area of Erdington. Positioned within close proximity to schools, local amenities, and public transport links, this attractive home offers both convenience and modern family living.

The property benefits from off-road parking and a garage to the side while internally it enjoys gas central heating and double glazing (where specified). The ground floor accommodation begins with an entrance hallway, leading to a front reception room and kitchen diner. The fitted kitchen is well-appointed with units and workspace and access to the rear garden. To the first floor, there are three well-proportioned bedrooms along with a family bathroom.

Early viewings are highly recommended and strictly by appointment only.

Offers In The Region Of £269,950

1 Raford Road*

Erdington, Birmingham, B23 5PE

3 1 1 E

- Detached Property
- Three Bedroom
- Reception Room
- Kitchen/Diner
- Fitted Bathroom
- Double Glazed (where specified)
- Central Heating
- Off Road Parking / Garage
- EPC: E
- Council Tax: B

Approach
Having mature hedges and a mature lawn to the four with gated access and steps leading down with side gated access providing vehicle access to a separate garage at the four with further gated access leading to the rear

Entrance Hallway
Having UPVC double glazed front door with obscure glass side units, vinyl flooring, central heating radiator, recessed ceiling spotlights, stairs leading to the first floor and doors leading their off

Front Reception Room
12'0" into bay x 9'11" (3.66 into bay x 3.03)
Having vinyl flooring, central heating radiator, UPVC double glazed five sided bay window, ceiling light point

Kitchen/Diner
12'10" x 15'9" (3.92 x 4.81)
Having vinyl flooring, UPVC double glazed window to the rear a selection of wall and base units worksurface with stainless steel sink inset with tap over, splashback wall tiles, Vaillant boiler, double glazed patio door leading through to the rear with fixed side unit

Stairs and Landing
having a fitted carpet painted handrail and banister leading through to landing UPVC double glazed window with obscure glass to the side elevation, recessed ceiling spotlights, loft hatch access point, doors leading thereoff

Bathroom
7'0" x 5'4" (2.15 x 1.64)
Having vinyl flooring, central heating radiator, bath with taps over, wall tiles, Triton electric shower, wash hand basin and pedestal with tap over, close coupled WC, UPVC double glazed windows, UPVC double glazed to rear elevation, mechanical extractor fan.

Bedroom 1
12'5" into bay x 9'11" (3.8 into bay x 3.03)
Having fitted carpet central heating radiator PVC double glazed five sided bay window to the fore, ceiling light point

Bedroom 2
13'0" into bay x 9'10" (3.97 into bay x 3.02)
Having a fitted carpet central heating radiator UPVC2 sided double glaze window to the rear ceiling light point

Bedroom 3
Having a fitted carpet central heating radiator, UPVC three sided double glazed window to the fore, ceiling light point

Garden
Having a raised patio with mature lawn, shed, benefiting from side access leading back to the fore

Material information
Ask agent


HOME
STORY





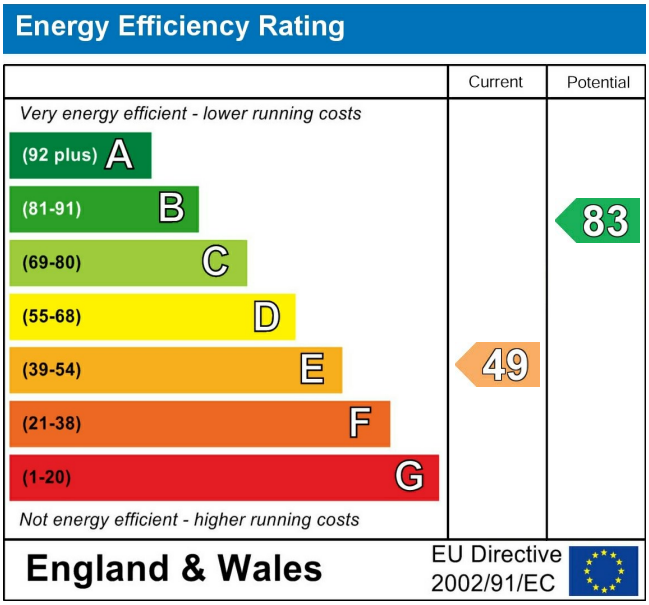


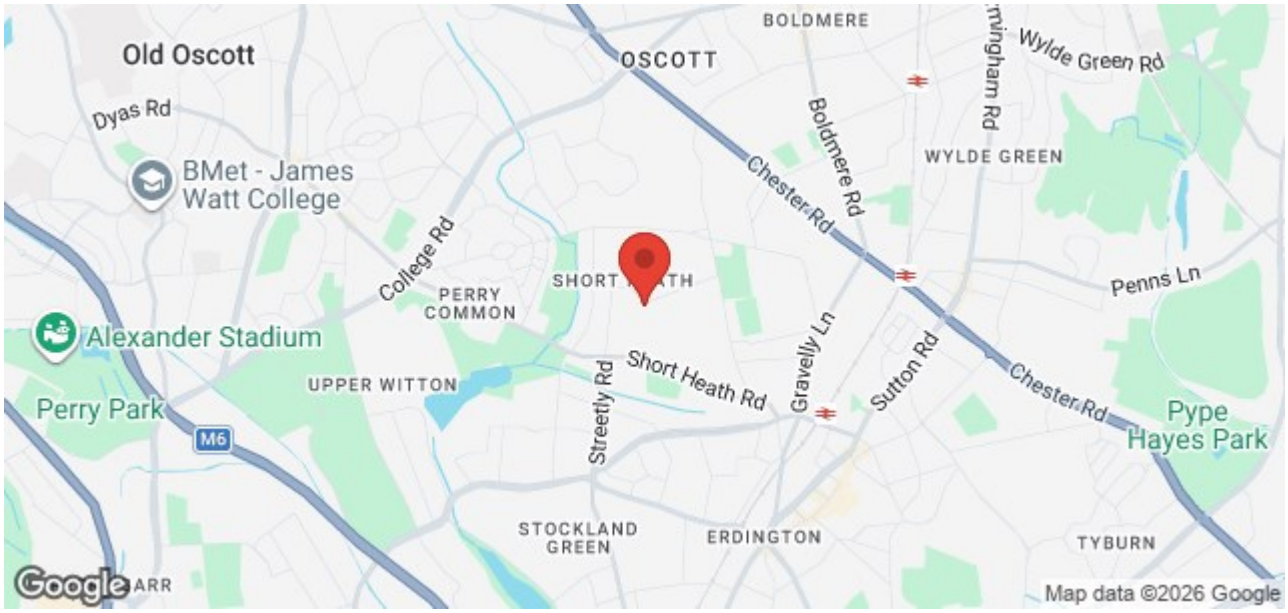












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Anti Money Laundering Regulations. In accordance with Anti-Money Laundering (AML) regulations, intending purchasers will be required to produce identification documentation and proof of funds at the offer stage. Failure to comply with this request will result in the offer being refused. A non-refundable fee of £55.00 per person is payable by each buyer and gifter when an offer is accepted in principle. We appreciate your cooperation in helping to prevent delays in agreeing the sale.

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