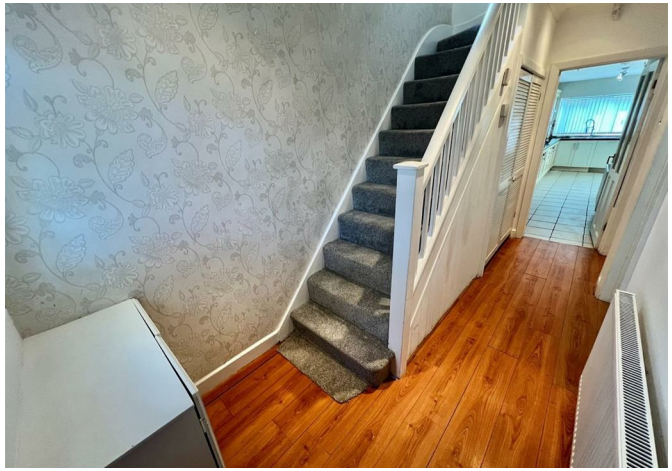


Bleak Hill Road, Erdington B23 7BT

£1,150 PCM

3 1 1 D

midland residential









Midland Residential are pleased to present this 3 bedroom extended semi detached property located in the heart of Erdington. Having 3 bedrooms, a through lounge, kitchen/diner area, an upstairs family bathroom and separate w/c and a good sized rear garden. The property further benefits from having off road parking, double glazed windows and gas central heating. It is also in an ideal location with it being close to schools such as North Birmingham Academy, restaurants, the motorway and other local amenities.

Early viewings are highly recommended

The Epc Rating is a D
Birmingham Council Tax band B, which is £1,830.25 a year.
The annual household income is £33,000
The Deposit is £1269.23

- 3 Bed Semi Detached
- Through Lounge
- Extended Kitchen Dinner
- Fitted Bathroom
- Double Glazed
- Gas Central Heating
- Available 20th August 2026
- EPC rating is a D
- Birmingham Council Tax band B
- Annual household income £33,000

Description

Material Information

This is a 3 bedroom semi detached house mainly constructed from brick and timber with a tiled roof. The gas and electric are mains supplied. The water and sewerage are provided and billed by Sever Trent Water. The property has gas central heating and double glazed windows through out. There is off street parking available at the property. There is no flood risk for this property. There are no adaptations for accessibility. Broadband is available as reported by Ofcom: Standard 11 Mbps download - 1 Mbps upload, Superfast 74 Mbps download - 20 Mbps upload and Ultrafast 1000 Mbps download - 100 Mbps upload. The networks in the area are Openreach and Virgin Media and you may be able to obtain broadband services from EE. Mobile phone services with EE, THREE and Vodaphone are limited to voice and data activity, O2 is likely for voice and limited for data activity. 5G is predicted to be available around the area from the following providers: EE, Three and Vodafone. There are several local planning applications registered with Birmingham City Council for the local vicinity. The property is located off the coal field













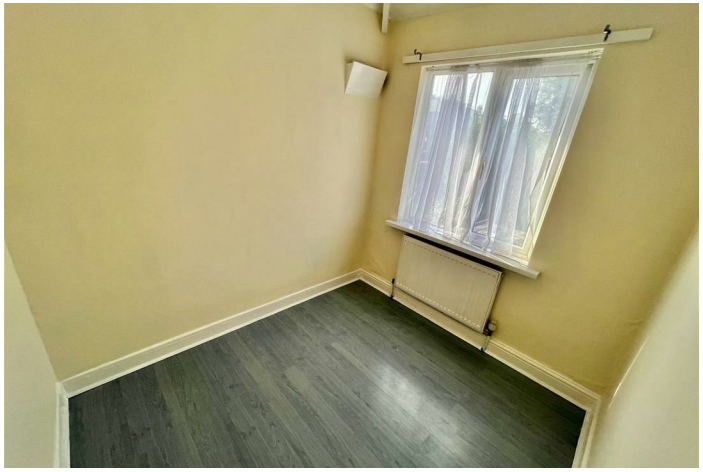








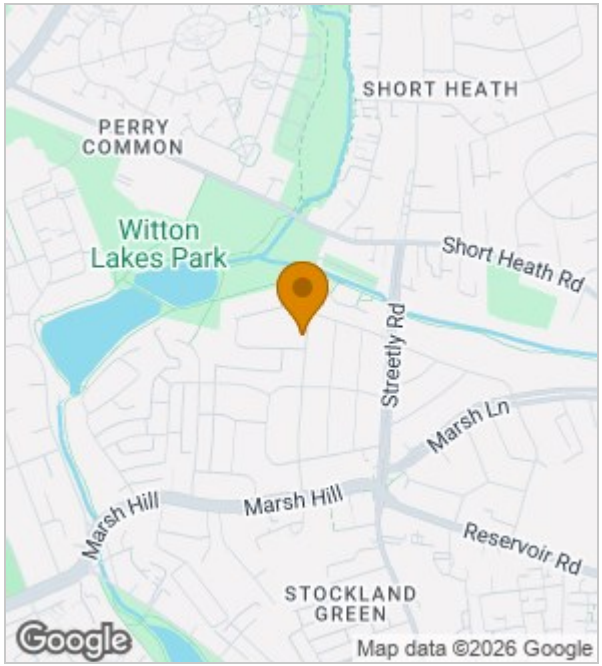




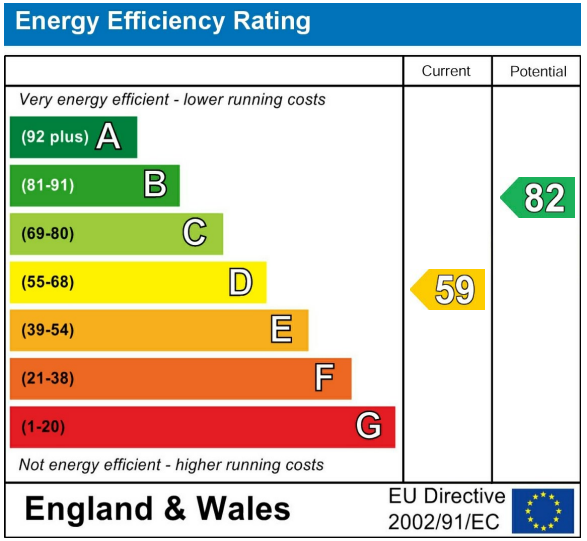


Floor Plans

Area Map



Energy Performance Graph



Property Particulars. These particulars, whilst believed to be accurate, are set out as a general guide and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. This property is being handled by **Midland Residential**. We would be delighted to discuss the purchase with you and assist with any queries you may have regarding the property, arranging a mortgage, or providing a sales valuation on your existing home. These Particulars of Sale were prepared and photographed by **Midland Residential**. Unless stated otherwise or agreed through separate negotiation, items contained within the property will not remain upon completion of the sale. All measurements are approximate and must not be relied upon.

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Tenure. We have been advised by the vendor that the property is . The Agent has not had sight of the title documents; therefore, prospective purchasers are advised to obtain verification from their solicitors.

Anti-Money Laundering Regulations. In accordance with Anti-Money Laundering (AML) regulations, intending purchasers will be required to produce official 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 when an offer is accepted in principle. We appreciate your cooperation in helping to prevent delays in agreeing the sale.