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51 New Street, Erdington, Birmingham, West Midlands,
B23 6TS

Bill Tandy

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**51 New Street, Erdington,
Birmingham, West Midlands, B23
6TS**

£194,000

Offers in the region of

Bill Tandy and Company are delighted to offer for sale this traditional mid terraced three bedroom home which is located a short distance away from facilities available in Erdington, and within close proximity of Birmingham and Sutton Coldfield. The property itself retains many traditional features and provides deceptively spacious accommodation and for this reason we strongly urge the property is viewed internally for it to be fully appreciated. The property has a front courtyard garden leading to the front entrance porch, reception hall, dining room with bay window to front, lounge, modern kitchen, rear hall leading to a modern ground floor bathroom and separate W.C. To the first floor are three double bedrooms and there is scope for a loft conversion subject to usual planning permissions. One of the distinct features of the property is the outdoor space with a landscaped rear garden having paved areas and artificial lawn, all enclosed with fenced and walled perimeter.



ENTRANCE PORCH

approached via a double glazed composite front door with double glazed half leaf feature above and having an internal door opening to:

RECEPTION HALL

having tile look vinyl flooring, stairs to first floor, high ceiling with coving and radiator. Doors open to further accommodation.

DINING ROOM

4.35m into bay window x 3.88m (14' 3" into bay window x 12' 9") having high ceiling with traditional style coving, walk-in double glazed bay window to front, radiator, laminate flooring and a feature Victorian style fireplace with cast-iron inset, tiled insert, wooden surround and mantel above.

LOUNGE

3.97m x 3.70m (13' 0" x 12' 2") having laminate flooring, radiator, double glazed window to rear, high ceiling and door to:

KITCHEN

3.92m max into recess x 2.72m (12' 10" max into recess x 8' 11") having double glazed door and window to side, high ceiling, radiator, tile look laminate flooring, useful under stairs cupboard, cream Shaker style base cupboards and drawers with wooden preparation tops above, wall mounted cupboards with glazed display cupboard, inset ceramic one and a half bowl sink unit, Worcester boiler, space for range style cooker, and further spaces for fridge/freezer and washing machine. Door to:

REAR HALL

having radiator, tile look laminate flooring and doors to:

GROUND FLOOR BATHROOM

3.77m x 1.78m (12' 4" x 5' 10") a modern bathroom having tile look vinyl flooring, obscure double glazed windows to rear and side, radiator, modern white suite comprising vanity unit with inset wash hand basin, bath with multi-jets and mixer tap with shower head attachment and separate shower enclosure with tiled surround and Triton shower appliance.



SEPARATE W.C.

having an obscure double glazed window to rear and modern suite comprising wall mounted wash hand basin with tiled surround and low flush W.C.

FIRST FLOOR LANDING

having useful store cupboard and potential for adding a return staircase leading to the loft for conversion if required, subject to usual planning permissions. Doors lead off to:

BEDROOM ONE

5.00m x 3.79m (16' 5" x 12' 5") having double glazed window to front, exposed floorboards, radiator and built-in double wardrobe.

BEDROOM TWO

3.71m x 3.04m (12' 2" x 10' 0") having double glazed window to rear, radiator and built-in double wardrobe.

BEDROOM THREE

4.10m max into recess x 2.77m (13' 5" max into recess x 9' 1") having double glazed window to rear and radiator.



OUTSIDE

Set to the rear of the property is a paved pathway leading to a paved patio space ideal for entertaining, artificial lawn, additional paved storage area to the rear, gated access to side leading to shared access over neighbouring properties and fenced and walled boundaries.

COUNCIL TAX

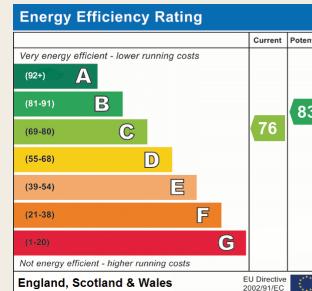
Band B.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.



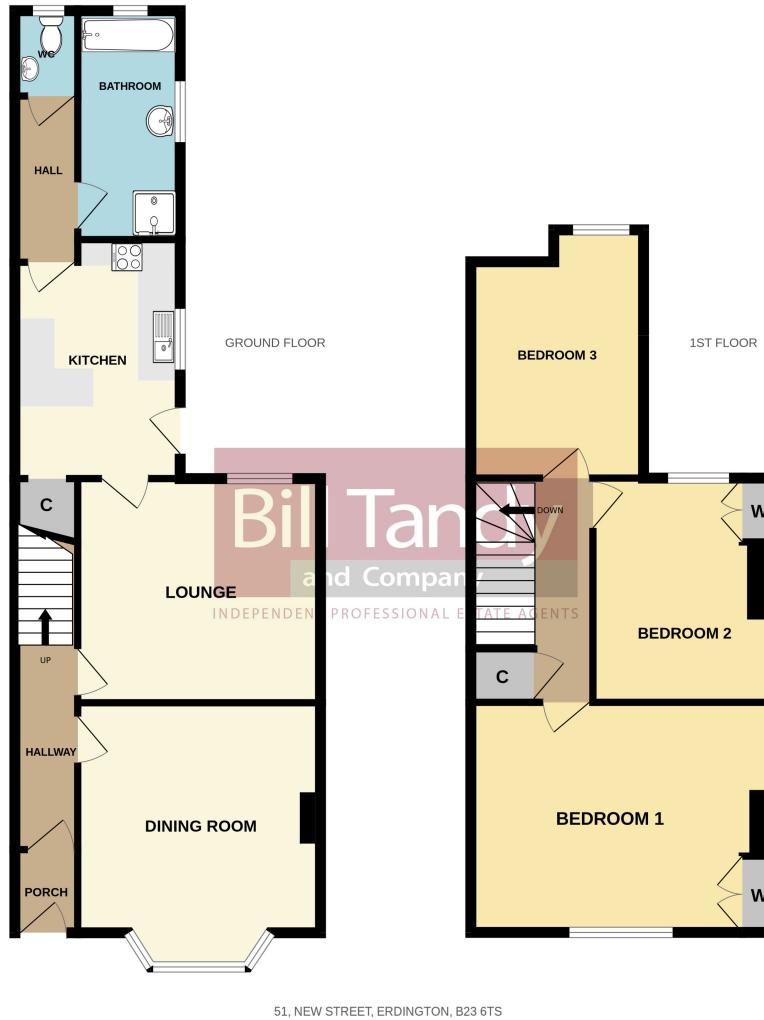
TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.



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