

Frances Road, Erdington, B23 7LD  
Offers In The Region Of £250,000  
Council Tax Band: B



Nestled in the heart of Erdington on Frances Road, this charming terraced house presents an excellent investment opportunity. Spanning an impressive 1,496 square feet, the property boasts a generous layout that is both functional and inviting.

Upon entering, you will find three well-proportioned reception rooms, perfect for entertaining guests or enjoying family time. The spacious design allows for a variety of uses, whether you envision a cosy lounge, a formal dining area, or a vibrant playroom. The four bedrooms provide ample space for a growing family or can be utilised as guest rooms or home offices, catering to modern living needs.

The property features two bathrooms, ensuring convenience for all occupants. This thoughtful addition enhances the overall appeal, making daily routines more manageable.

The house offers more living space and potential for personalisation and allows for a seamless flow throughout the home, creating an airy atmosphere that is both welcoming and comfortable.

Street parking is available, providing ease of access for residents and visitors alike. This feature is particularly advantageous in a bustling area like Erdington.

In summary, this terraced house on Frances Road is a remarkable find, combining space, versatility, and a prime location. Whether you are looking to invest or seeking a new family home, this property is sure to meet your needs and exceed your expectations.



**The Hive Sankey Street, Warrington, WA1**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	