



50, Frances Road, B23 7LE

£210,000

3 Bedrooms, 2 Bathrooms, 2 Reception Rooms



Nestled in the charming area of Erdington, this delightful mid-terrace house on Frances Road offers a perfect blend of comfort and convenience. Spanning an impressive 1,249 square feet, this property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

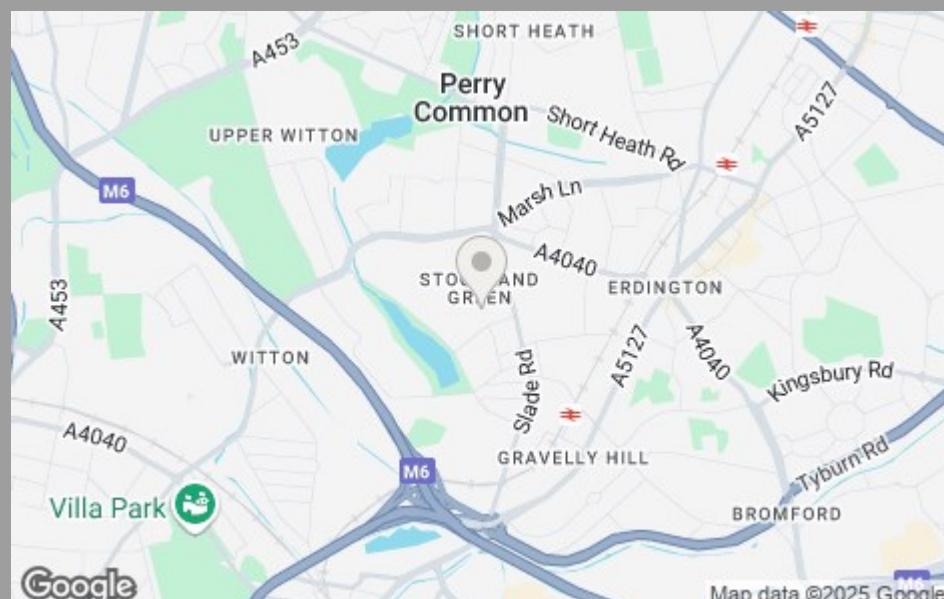
Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout of the ground floor is both practical and welcoming, allowing for a seamless flow between the living spaces. The two bathrooms provide ample facilities for busy mornings, ensuring that everyone has their own space to prepare for the day ahead.

The bedrooms are generously sized, offering a peaceful retreat at the end of a long day. Each room is filled with natural light, creating a warm and inviting atmosphere. The property is well-suited for those who appreciate a home that is both functional and stylish.

Located in a vibrant community, Frances Road is conveniently situated near local amenities, schools, and transport links, making it easy to access everything you need. Whether you are looking to settle down in a family-friendly neighbourhood or seeking a property with great rental potential, this house is a fantastic opportunity.

In summary, this three-bedroom mid-terrace house on Frances Road is a wonderful choice for anyone looking for a spacious and comfortable home in Erdington. With its ample living space, two bathrooms, and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.

- 3 spacious bedrooms
- 2 modern bathrooms
- 2 cosy reception rooms
- Mid-terrace house
- Located on Frances Road
- 1,249 sq ft of space
- Close to local amenities
- Easy access to transport
- Ideal family home
- Viewing recommended



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
45		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		