



**74, South Road, Erdington, B23 6EJ**

**£1,500**

**4 Bedrooms, 3 Bathrooms, 2 Reception Rooms**





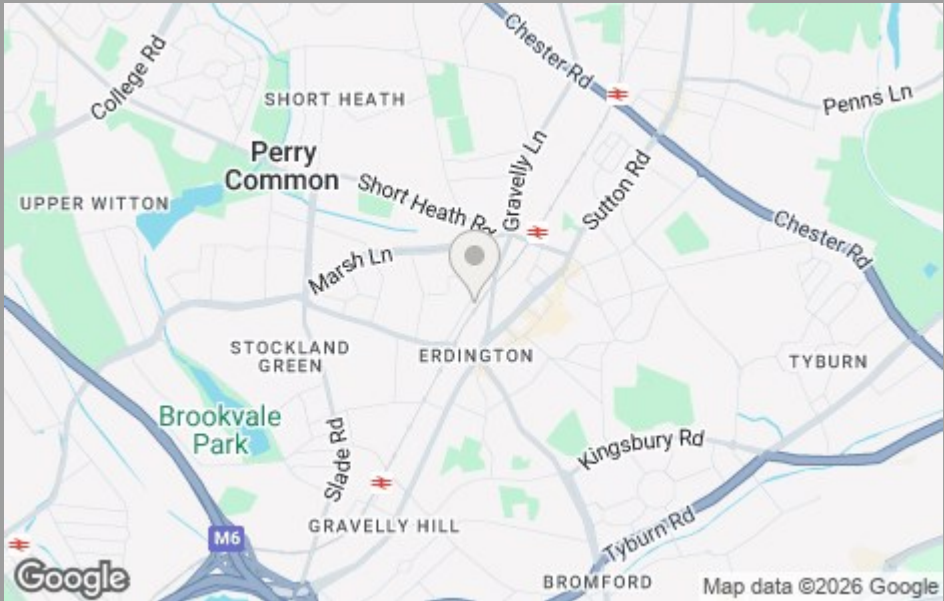
Nestled on the charming South Road in Erdington, Birmingham, this delightful mid-terrace house offers a perfect blend of character and modern living. Built in 1903, the property boasts a generous 1,335 square feet of well-appointed space, making it an ideal family home.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is both practical and spacious, allowing for a comfortable lifestyle. The house features four well-proportioned bedrooms, providing ample space for family members or guests. Each bedroom is designed to offer a peaceful retreat, ensuring restful nights.

The property also includes three bathrooms, a significant advantage for busy households, ensuring convenience and privacy for all. The combination of these features makes this home not only functional but also a delightful place to live.

Situated in a vibrant community, this home is close to local amenities, schools, and parks, making it an excellent choice for families. The location offers easy access to public transport, connecting you to the wider Birmingham area.

In summary, this mid-terrace house on South Road is a wonderful opportunity for those seeking a spacious and characterful home in Erdington. With its blend of traditional charm and modern conveniences, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your own.



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		
	74	
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC