



Anderson Road
BIRMINGHAM

burchell
edwards

Anderson Road BIRMINGHAM B23 6NN

for sale offers in excess of
£250,000



Property Description

A deceptively spacious three-storey semi-detached family home that genuinely must be viewed to be fully appreciated. From the street, the property appears modest, but internally it opens up into a well-balanced and surprisingly generous layout, offering significantly more accommodation than many comparable homes in the area.

The ground floor is centred around a spacious through lounge diner, enhanced by a bay window and strong ceiling height, creating an ideal environment for both family living and entertaining. This flows into an extended kitchen with a separate utility area, delivering a practical, modern layout that suits day-to-day life while retaining flexibility for future improvement.

To the first floor are two well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for children, guests or home working. The second floor is dedicated entirely to a full-width principal bedroom, a standout feature that dramatically increases the usable space within the home and reinforces its deceptively spacious nature.

Externally, the property benefits from a long rear garden offering space for outdoor dining, play or landscaping potential. Ideally located for local schools, transport links and amenities, this is a genuine must-see home for buyers seeking space, versatility and long-term family appeal in a well-connected Birmingham location.

Lounge/Diner

Spacious open-plan layout with bay window to the front, high ceilings, dining area to rear, and wood-style flooring. Great for entertaining or everyday family living.

Lounge Area

14' 10" x 11' (4.52m x 3.35m)

A bright and spacious reception room with bay window to the front, offering ample space for both living and dining furniture. A versatile area well suited to modern family use.

Dining Area

12' x 11' 11" (3.66m x 3.63m)

Kitchen

14' x 10' (4.27m x 3.05m)

Extended fitted kitchen providing good worktop and storage provision, with direct access to the utility area and rear garden

Utility

A practical addition ideal for laundry appliances, storage and keeping the main kitchen space clear and functional.

Bedroom Two

15' 4" x 12' (4.67m x 3.66m)

Double bedroom with rear-facing window and plenty of space for wardrobes and storage.

Bedroom Three

12' x 9' 5" (3.66m x 2.87m)

Single room or home office with front-facing window and space for a single bed and wardrobe.

Bathroom

Modern fitted bathroom with bath, walk-in shower, WC, and basin. Fully tiled with neutral tones and window for ventilation.

Bedroom One

15' 4" x 11' 5" (4.67m x 3.48m)

A full-width top floor bedroom offering excellent space and built-in storage, creating a private and flexible main sleeping area rarely found in similar homes.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 0121 373 6320
E erdington@burchelledwards.co.uk

Unit 3 Queens Court, Gravelly Hill Erdington
 BIRMINGHAM B23 6BJ

EPC Rating: E Council Tax
 Band: A

Tenure: Freehold

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