



Lathe Way, Erdington/Walmley Borders  
Birmingham, B24 0SD

**£350,000**

# WALMLEY BORDERS

£350,000



Welcome to this spacious four-bedroom, three-story townhouse, where comfort meets convenience.

Situated in a lively neighbourhood, this home offers practical living spaces with a touch of modern style. Step inside to a bright entryway that leads you into a flexible ground floor space. Offering a front reception room, modern kitchen/diner and guest WC.

On the first floor is the main living area, where you'll find a second reception room with a balcony looking over Kingsbury Canal, a family bathroom consisting of a bathtub with shower over, hand wash unit and W.C and bedroom two.

On the second floor is the main bedroom being a good size, with its own ensuite bathroom. Two additional bedrooms offer space for family or guests, and easy access to the principle bathroom.

The rear garden is a private space with a paved patio and a well maintained lawned area with fencing to the perimeter. Garage to the side,

Located near shops, restaurants, parks, and public transportation, this townhouse is offered to the market with NO UPWARD CHAIN!! EPC rated C.





## Property Specification

THREE STOREY TOWN HOUSE  
FOUR BEDROOMS  
MASTER BEDROOM EN-SUITE  
KITCHEN/DINER  
WATERFRONT VIEWS  
BRIEFLY COMPRISES;

Dining Room 16' 1" x 11' 6" (4.9m x 3.5m)

Kitchen/Diner 9' 9" x 15' 5" (2.97m x 4.7m)

WC 3' 3" x 5' 3" (1m x 1.6m)

Lounge 11' 10" x 15' 1" (3.6m x 4.6m)

Bedroom Two 9' 6" x 15' 1" (2.9m x 4.6m)

Bathroom 6' 11" x 6' 11" (2.1m x 2.1m)

Bedroom One 10' 6" x 12' 0" (3.2m x 3.65m)

Main Bedroom En-Suite 9' 2" x 3' 11" (2.8m x 1.2m)

Bedroom Three 12' 2" x 7' 3" (3.7m x 2.2m)

Bedroom Four 11' 2" x 7' 3" (3.4m x 2.2m)

Family Bathroom 6' 7" x 6' 11" (2m x 2.1m)

Garage 19' 4" x 11' 2" (5.9m x 3.4m)

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 23rd April 2024

### Viewer's Note:

Services connected: Gas, electric, water and drainage  
Council tax band: E  
Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

