



Flat 2, Ismere Road, Erdington  
Birmingham, B24 9SX

Offers in Excess of £85,000



# Erdington

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Offered for sale with no upward chain this pleasant first floor maisonette benefits from being situated in a cul-de-sac position with off road parking to the fore and with schooling within 0.1 miles. Public transport by road is offered within a quarter mile with rail connections within 1 mile.

The property briefly comprises an own entrance doorway ascending to the first floor with a front facing double bedroom, rear reception room, separate fitted kitchen and bathroom the latter with a white fitted suite.

Ideal for a first time purchase,'downsizer' or investor this property is competitively priced with 98 years remaining on the lease (lease dated 12/8/96).

Viewings are strictly by appointment and via Paul Carr Erdington for proceedable purchasers only.

OFFERED FOR SALE WITH NO UPWARD CHAIN

IDEAL FOR FIRST TIME BUYERS/DOWNSIZERS OR INVESTORS

CUL-DE-SAC LOCATION WITH PARKING

100 YEARS REMAINING ON LEASE





## Property Specification

THIS FIRST FLOOR MAISONETTE BRIEFLY COMPRISES;

Hall

Bedroom

5.24m (17'2") x 3.27m (10'9")

Lounge

3.92m (12'10") x 2.92m (9'7")

Kitchen

2.27m (7'5") x 1.97m (6'6")

Bathroom

### 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: 15th February 2021

### Viewer's Note:

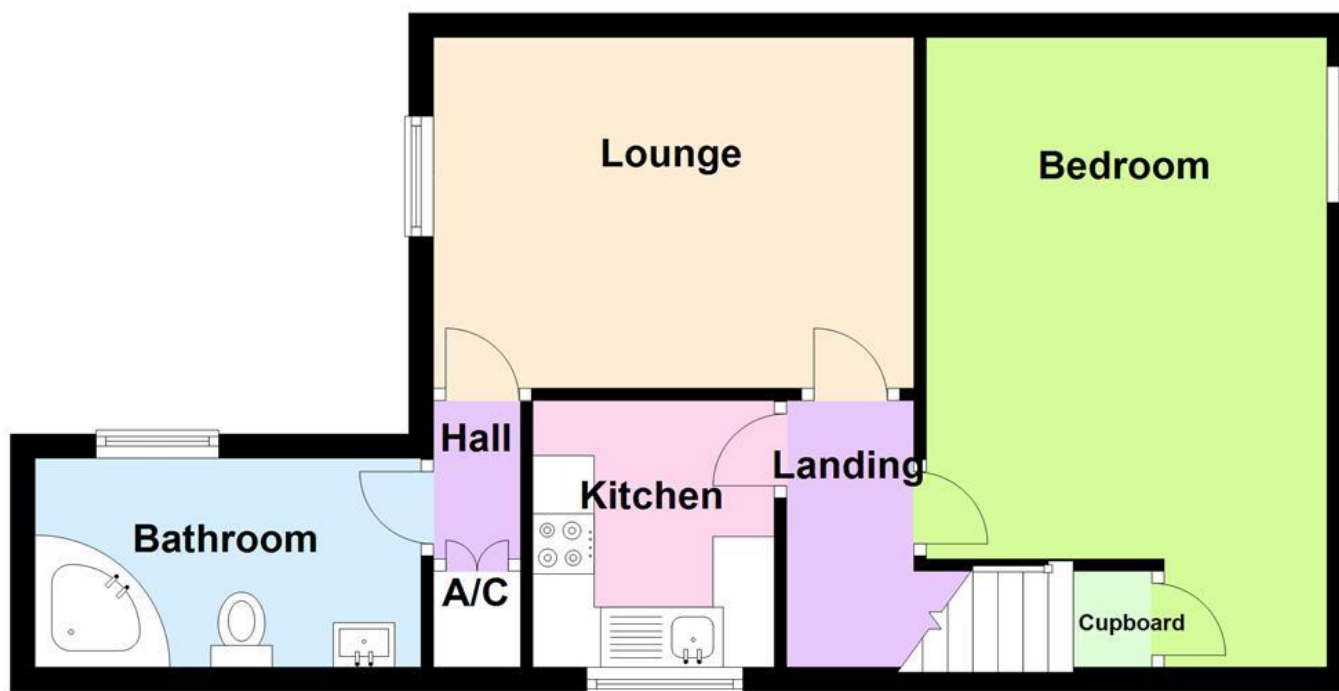
Services connected: Gas, electric, water and drainage  
Council tax band: A  
Tenure: Leasehold 125 years from 12th August 1996  
98 years remaining  
Ground Rent: £10  
Service Charge: £250



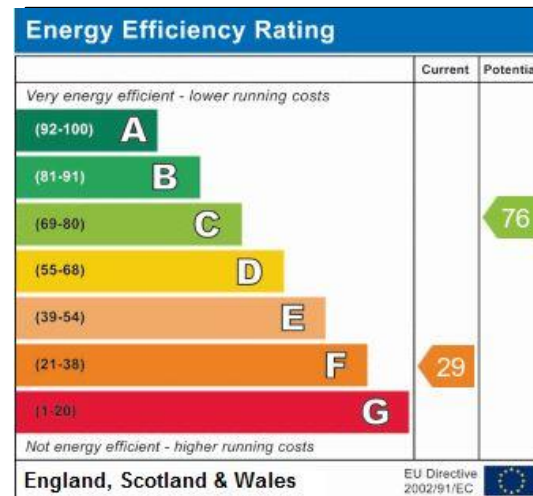
# Floor Plan

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

## Ground Floor



## Energy Efficiency Rating



## Map Location

