



Chaucer Close, Erdington
Birmingham, B23 7SZ

Offers in the Region Of £183,250

Erdington

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OFFERED FOR SALE WITH NO UPWARD CHAIN - Having a wealth of local amenities to include road and rail access to Birmingham, convenience shopping and local schooling.

The property on offer briefly comprises; lounge with a separate fitted kitchen/dining room and to the first floor are two double bedrooms and a fully fitted bathroom suite.

To the fore is off road parking and to the rear a lawned garden with patio area.

This is an ideal purchase for first time buyers or investors. Occupying a discreet cul-de-sac location, this property is an absolute must for viewing.

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



Property Specification



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: 25th October 2023

**TWO BEDROOM MID TERRACED PROPERTY
AVAILABLE WITH NO UPWARD CHAIN
IDEAL FOR FIRST TIME BUYERS OR INVESTORS
BRIEFLY COMPRISING;**

Hallway

Kitchen 4.12m (13'6") x 2.47m (8'1")

Lounge 4.29m (14'1") x 3.10m (10'2")

Landing

**Bedroom 1 3.68m (12'1") x 3.09m (10'2")
plus 0.12m (0'5") x 0.12m (0'5")**

**Bedroom 2 3.13m (10'3") x 2.21m (7'3")
plus 0.04m (0'1") x 0.04m (0'1")**

**Bathroom 1.83m (6') x 1.68m (5'6")
plus 0.04m (0'1") x 0.04m (0'1")**

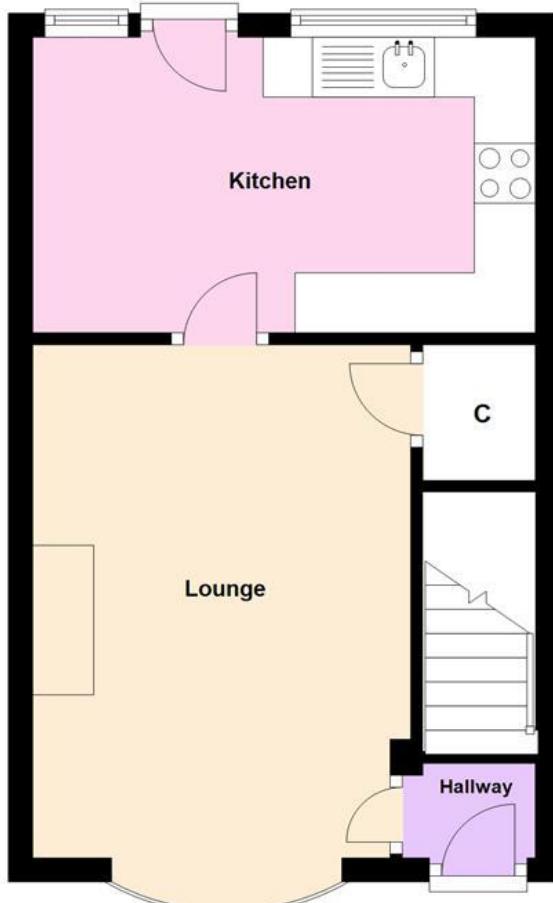
Viewer's Note:

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

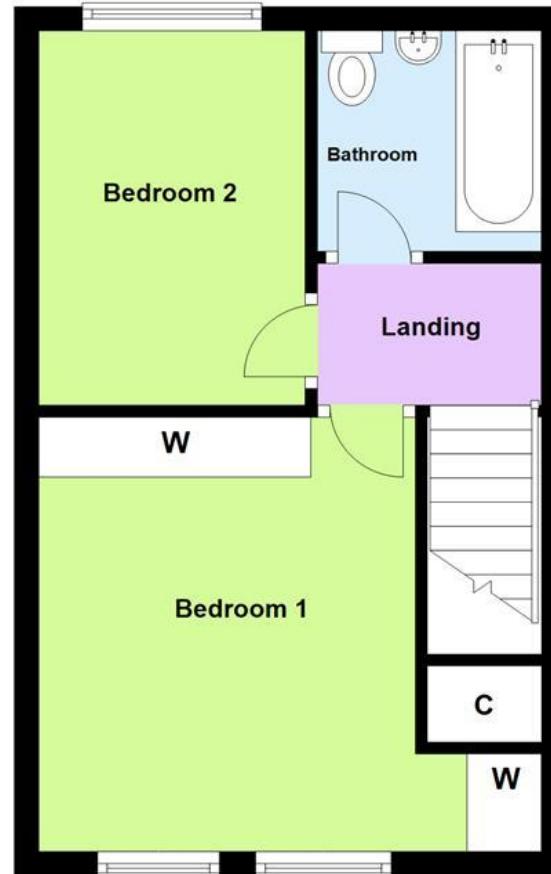
Floor Plan

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

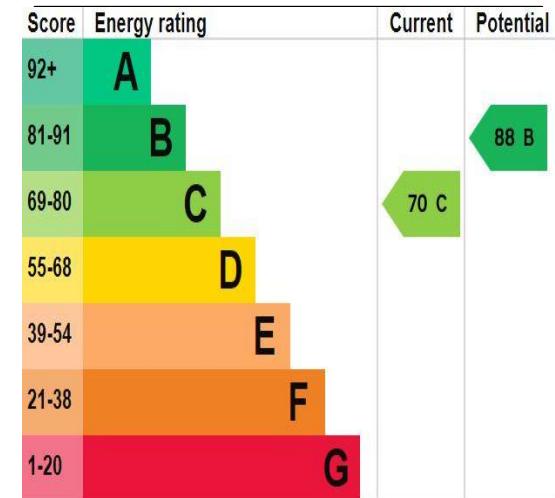
Ground Floor



First Floor



Energy Efficiency Rating



Map Location

