



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

**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")**

### 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

### Viewer's Note:

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

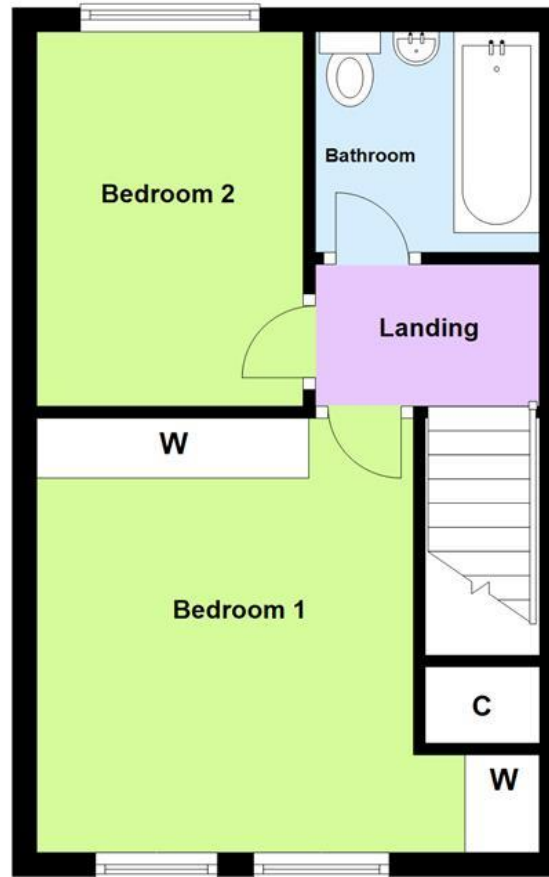
# Floor Plan

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

## Ground Floor



## First Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

