



Warwick House, Church Road,
Erdington, Birmingham, B24 9AY

Offers in Excess of £89,950

Erdington

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Offered for sale - WITH NO UPWARD CHAIN
VACANT POSSESSION UPON COMPLETION -

This well maintained and presented first floor one bedroom apartment sits in the heart of Erdington, with panoramic views over the rear elevation.

Access is via entrance hallway to ground floor, then to own entrance doorway into lounge, double bedroom, fitted modern kitchen and full white bathroom suite.

VIEWING IS STRICTLY BY APPOINTMENT VIA
PAUL CARR ERDINGTON OFFICE

**EXCELLENT LOCATION FOR SHOPS AND
STORES - ADJACENT TO TOWN CENTRE
ARTERIAL ROAD AND RAIL ACCESS TO
BIRMINGHAM**





Property Specification

THIS WELL PRESENTED APARTMENT BRIEFLY COMPRISES;

Hallway

Living Room 4.89m (16'1") x 2.38m (7'10")

Kitchen 3.00m (9'10") x 1.70m (5'7")

Bathroom

Bedroom 1 3.98m (13') x 2.56m (8'5") max

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: 11th March 2024

Viewer's Note:

Services connected: Electric, water and drainage
Council tax band: A
Tenure: Leasehold lease from 23rd January 2013
104 years remaining,
Ground Rent: £100 p.a.
Service Charge: £917p.a.
Other Charges: additional reserve fund currently £1344 p.a.

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		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

