



**The Pollards, Erdington
Birmingham, B23 5JR**

Offers in the Region Of £75,000

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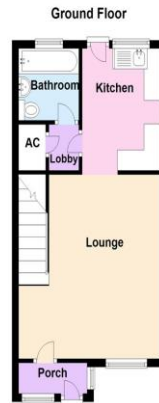
31 The Pollards, Erdington, B23 5JR We are acting in the sale of the above property and have received an offer of £75,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place. OFFERED FOR SALE - CASH BUYERS ONLY. REFURBISHMENT REQUIRED LEASE REMAINING 56 YEARS. Situated off Court Lane and Rutherford Road 'The Pollards' is a residential development dating from the early 1980's forming a discreet cul-de-sac with a range of character one bedroom homes/dormer bungalows. The property on offer is for sale with no upward chain. Briefly comprising a porch entering an open plan lounge/kitchen area with bathroom off and bedroom off to a first floor mezzanine level. There is off road parking to the front and hard standing is available for a garage. Viewing is by appointment via Paul Carr Erdington

- NO UPWARD CHAIN - SHORT LEASE - 56 REMAINING - CASH BUYERS ONLY
- CUL DE SAC LOCATION
- ONE BEDROOM MEZZANINE HOUSE/DORMER BUNGALOW

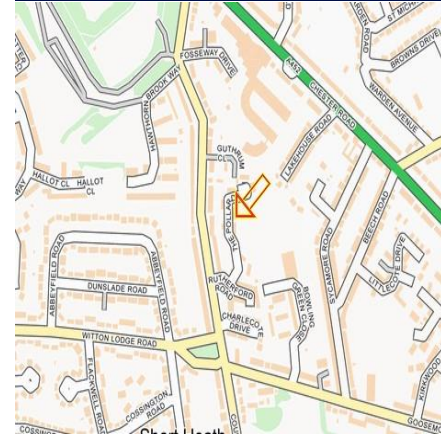
Agent's Note:

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.

Floor Plan



Location Map



Property Specification

- Porch
- Lounge
4.50m (14'9") x 4.33m (14'2")
- Kitchen
2.98m (9'9") x 2.39m (7'10")
- Lobby
- Bathroom
- Mezzanine bedroom
14' 2" x 9' 9" (4.33m x 2.98m)



Viewer's Note:

Services connected: Electric, water and drainage
Council tax band: B
Tenure: Leasehold 56 years remaining,
lease from 25th March 1982
Ground Rent: not applicable
Service Charge: £150 p.a.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	24 F	
1-20	G		