



The Briars, Erdington
Birmingham, B23 5JW

Offers in Excess of £125,000

Erdington

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OFFERED FOR SALE WITH NO UPWARD CHAIN, VACANT POSSESSION UPON COMPLETION.

Being immaculately presented throughout this outstanding ground floor maisonette offers arterial access to a range of local amenities from schooling to transport by both road and rail to Birmingham and being a short distance to Erdington with its shops stores and supermarkets is a must for viewing.

Providing a spacious lounge diner with door leading off to magnificent rear gardens and a bright and spacious fitted kitchen, this property is further enhanced by a modern fitted bathroom suite and would be an ideal purchase for investors or first time buyers alike.

The property specification in full comprises; own entrance door with internal porch having bin store and utility area with plumbing for washing machine, a well appointed lounge/dining room, a double bedroom, and contemporary bathroom and fully fitted kitchen. The property has private lawned gardens ideal for outdoor entertaining with rear gated access. Off road parking is afforded by an allocated space to the frontage.

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





Property Specification

IDEAL FOR FIRST TIME BUYERS OR INVESTORS -
THIS OUTSTANDING GROUND FLOOR
MAISONETTE
BEING IMMACULATELY PRESENTED
BRIEFLY COMPRISES;

Lounge/Diner
4.59m (15'1") x 4.44m (14'7")

Kitchen
2.66m (8'9") x 2.52m (8'3")

Bedroom
3.63m (11'11") x 3.32m (10'11")

Bathroom
1.97m (6'6") x 1.69m (5'7")

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: 3rd July 2024

Viewer's Note:

Services connected: Electric, water and drainage
Council tax band: B
Tenure: Leasehold 959 years remaining, lease from 18th
October 1984
Ground Rent: £15

Floor Plan

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

Ground Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

