



Highcroft Hall, Highcroft Road, Erdington  
Birmingham, B23 6GS

Offers in the Region Of £155,000

# Erdington

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OFFERED FOR SALE WITH NO UPWARD CHAIN -

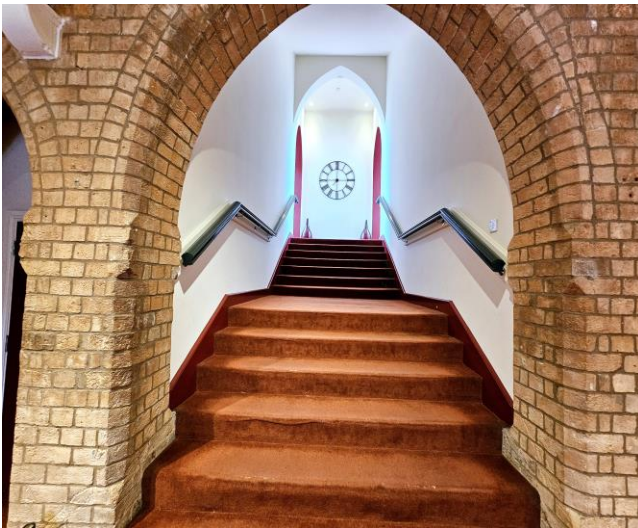
Situated on the prestigious Highcroft Hall re-development, this character first floor duplex apartment sits within the gated grounds and is available to view via the selling agents Paul Carr Erdington.

Providing two double bedrooms, one to the ground floor and one on a mezzanine level, this Grade II listed development boasts a magnificent open plan lounge/diner with feature windows to the communal grounds. A fitted kitchen and bathroom with full modern suite is an additional feature.

With secure and allocated parking, arterial access by road and rail to Birmingham, this property is an absolute must to be viewed.

OFFERED FOR SALE WITH NO UPWARD CHAIN  
MAGNIFICENT GRADE II LISTED RE-DEVELOPMENT -  
OUTSTANDING CHARACTER AND BEAUTIFULLY  
APPOINTED  
OPEN PLAN LOUNGE/DINER  
MODERN FITTED KITCHEN BEING OPEN PLAN TO DINING  
SECTION OF MAIN LIVING AREA  
TWO BEDROOMS





## Property Specification

THIS MAGNIFICENT GRADE II LISTED RE-DEVELOPMENT - OUTSTANDING CHARACTER AND BEAUTIFULLY APPOINTED BRIEFLY COMPRISES;

### Entrance Hall

Lounge 6.21m (20'4") x 3.09m (10'2") max

Bedroom 1 5.44m (17'10") x 3.07m (10'1") max

Bathroom 2.27m (7'5") x 1.68m (5'6")

Kitchen 3.16m (10'4") x 1.93m (6'4")

Stairs to landing

Airing cupboard

Bedroom 2 3.86m (12'8") x 3.00m (9'10")

### Agent's Note:

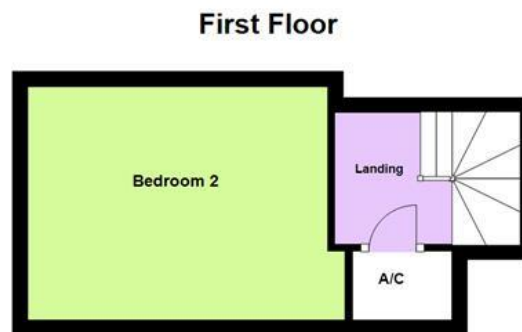
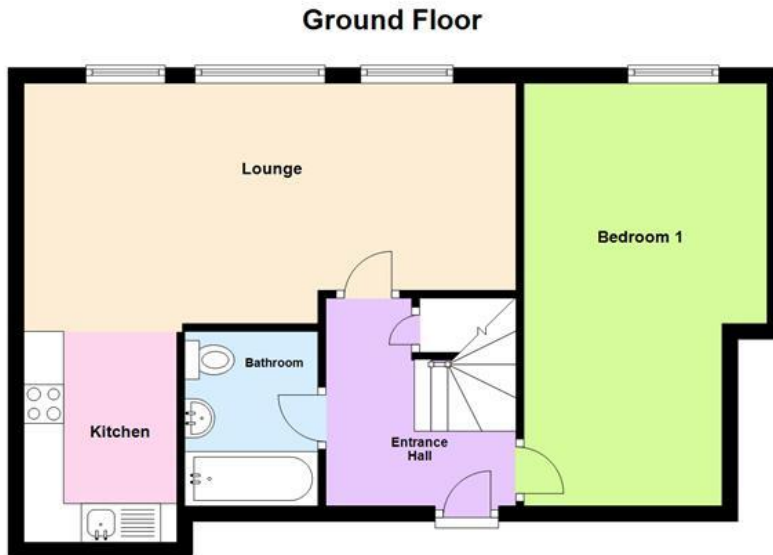
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 17th May 2023

### Viewer's Note:

Services connected: Elec, water and drainage  
Council tax band: D  
Tenure: Leasehold 999 years remaining, lease from 1st January 2005  
Ground Rent: £150 p.a.  
Service Charge: £2,326 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	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

