



Habitat Court, Chester Road, Erdington  
Birmingham, B24 0EL

**Offers in the Region Of £143,950**

# Erdington

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Ideal for first time buyers or investors this large first floor apartment, being offered for sale with no upward chain, is well presented throughout and provides an outstanding opportunity for all prospective buyers.

Being on an arterial road facilitating access into Erdington/ Wylde Green and having two train stations within one mile accessing Birmingham city centre the property lacks for nothing.

The property briefly comprises;  
\*Reception Hallway \*Spacious Lounge  
Diner \*Fitted Kitchen \*Two Good Size  
Bedrooms \*Bathroom with Modern  
White Suite \*Full Double Glazing  
\*Parking spaces to the rear \*Separate  
Garage \*Security remote door entry.

Viewing highly is recommended and strictly via Paul Carr Erdington for proceedable purchasers only.





## Property Specification

OFFERED FOR SALE WITH NO UPWARD CHAIN  
THIS DELIGHTFUL FIRST FLOOR APARTMENT  
BRIEFLY COMPRISES;

### Entrance Hall

#### Bedroom 1

3.90m (12'10") x 2.89m (9'6")

#### Bedroom 2

3.73m (12'3") x 2.29m (7'6")

#### Lounge/Diner

5.19m (17') x 2.89m (9'6")

#### Kitchen

3.27m (10'9") x 1.81m (5'11")

#### Bathroom

### 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: 24th February 2025

### Viewer's Note:

Services connected: Electric, water and drainage  
Council tax band: B  
Tenure: Leasehold 956 years remaining,  
lease from 16th January 1982  
Service Charge: £1632

# 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	62 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

