



South Grove, Erdington  
Birmingham, B23 6NT

Auction Guide Price £80,000



## Erdington

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This well proportioned superbly located second floor flat sits within close proximity of many local amenities including shops, schools, transport links, both road and rail.

Accessed via a secure intercom entry system the accommodation on offer includes a welcoming hall with storage, a generous dual aspect lounge, two well proportioned bedrooms, a kitchen and shower room.

Boasting the advantage of gas central heating, no onward chain and having a garage en-block the property must be viewed at the earliest opportunity in order to fully appreciate the opportunity on offer and avoid disappointment.

Best suited to cash buyers due to remaining lease of 56 years.







## Property Specification

Being Sold by Paul Carr Modern Auction  
(BUY IT NOW Option Available)  
Reservation Fee Applies

THIS SUPERBLY LOCATED  
SECOND FLOOR FLAT  
BRIEFLY COMPRISES;

### Hall

Bedroom 1 4.01m (13'2") x 3.52m (11'7")

Bedroom 2 3.10m (10'2") x 2.40m (7'10")

Living Room 4.45m (14'7") x 3.98m (13'1")

Kitchen 3.01m (9'10") x 2.40m (7'10")

### Shower Room

### 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: 5th November 2025

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

### Viewer's Note:

Services connected: Gas, electric, water and drainage  
Council tax band: A  
Tenure: Leasehold 56 years remaining  
Service Charge: £960

# Floor Plan

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

## Floor Plan

Approx. 59.5 sq. metres (640.6 sq. feet)



Total area: approx. 59.5 sq. metres (640.6 sq. feet)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

