



Hales Gardens, Erdington  
Birmingham, B23 5DF

**Offers Over £140,000**



# Erdington

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Welcoming to the market this excellent opportunity to purchase a ground floor maisonette located in Hales Gardens.

Situated on a quiet cul de sac close to good local schools, shops and amenities. Perfect for first time buyers and investors. Approached via a paved pathway and entered through the front door. Upon entry you are welcomed by an inviting hallway, the bedrooms are both good sized doubles with the main bedroom benefitting from built in wardrobes. The family shower room is a modern suite with a walk in shower cubicle, hand wash unit and WC. The dual aspect lounge/kitchen is a great space which offers an array of wall and base units, plenty of countertop space, gas hob, oven and space for suitable fitted appliances. Viewing this home is highly recommended.







### 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: 14th February 2025

## Property Specification

TWO BEDROOM MAISONETTE  
GROUND FLOOR  
LOW SERVICE CHARGE  
TWO DOUBLE BEDROOMS  
DUAL ASPECT KITCHEN/LOUNGE

**Kitchen/Dining Room/Lounge**  
8.50m (27'11") x 3.10m (10'2")

**Bedroom 1**  
4.45m (14'7") max x 3.05m (10') max

**Bedroom 2**  
2.80m (9'2") x 2.67m (8'9")

**Shower Room**  
2.00m (6'7") x 1.80m (5'11")

### Viewer's Note:

Services connected:	Gas, Electric Water Drainage
Council tax band:	A
Tenure:	Leasehold 125 years from 27 <sup>th</sup> February 1995 APPROXIMATELY 95 years remaining.
Ground Rent:	£10 Per Year
Service Charge:	£247.96 Per Year as at 2024

# 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		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

