



Enfield Close, BIRMINGHAM



Property Description

CASH BUYERS ONLY A well-presented two-bedroom ground-floor maisonette situated on the ever-popular Enfield Close, ideal for first-time buyers, downsizers, or investors seeking strong long-term value. The property offers spacious and practical living accommodation with its own private entrance and a sensible internal layout, creating a comfortable and easily maintained home.

The entrance hallway gives access to a generous living room with space for both lounge and dining furniture, flowing naturally through to a bright fitted kitchen overlooking the rear. Both bedrooms are well proportioned, with the main bedroom enjoying views to the rear garden. A modern bathroom suite completes the internal accommodation.

Externally, the maisonette benefits from a private rear garden, low-maintenance frontage, and on-street parking available to residents. Located within easy reach of Erdington High Street, local schools, and transport links via Chester Road and the nearby M6, the property combines convenience with quiet residential surroundings.

With 45 years remaining on the lease, £30 per annum ground rent, and £45 service charge payable bi-annually (March & September), this property offers an appealing entry point to the market with scope to extend the lease if desired.

Living Room

16' 5" x 10' 11" (5.00m x 3.33m)
Spacious reception room with large front-aspect window allowing plenty of natural light, ample space for seating and dining areas

Kitchen

9' 5" x 8' 8" (2.87m x 2.64m)
Fitted kitchen comprising wall and base units, work surfaces, sink with drainer, integrated oven with hob, and door opening to the rear garden.

Bedroom One

15' 5" x 9' 5" (4.70m x 2.87m)
Good-sized double bedroom overlooking the rear aspect, offering a peaceful outlook and room for freestanding furniture.

Bedroom Two

9' 10" x 9' 9" (3.00m x 2.97m)
Versatile second bedroom suitable as a guest room, home office, or child's bedroom.

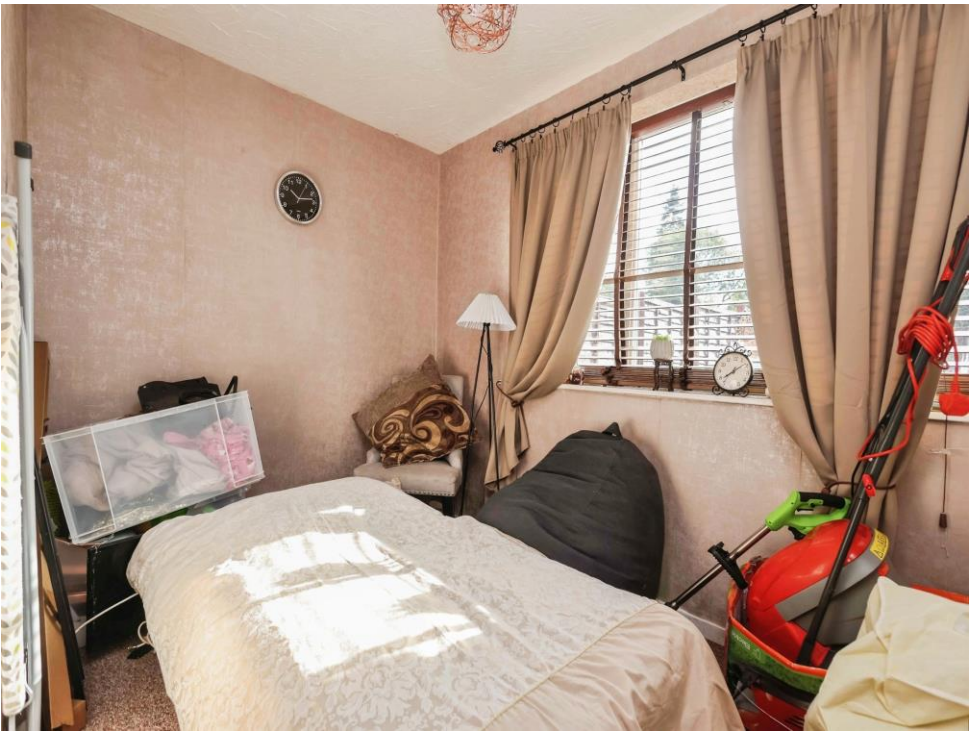
Bathroom

Modern bathroom fitted with bath and shower over, wash basin, and WC, finished with tiled walls.

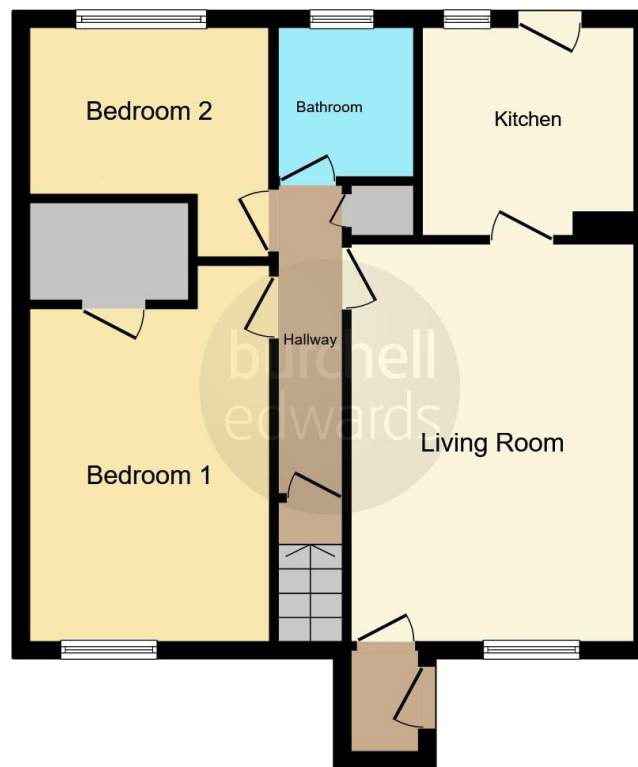
Exterior

Private rear garden mainly laid to patio with fenced boundaries and space for outdoor seating. On-street parking available to the front.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 0121 373 6320
E erdington@burchelledwards.co.uk

Unit 3 Queens Court, Gravelly Hill Erdington
 BIRMINGHAM B23 6BJ

EPC Rating: E Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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