PAUL CARR Estate Agents Sales & Lettings

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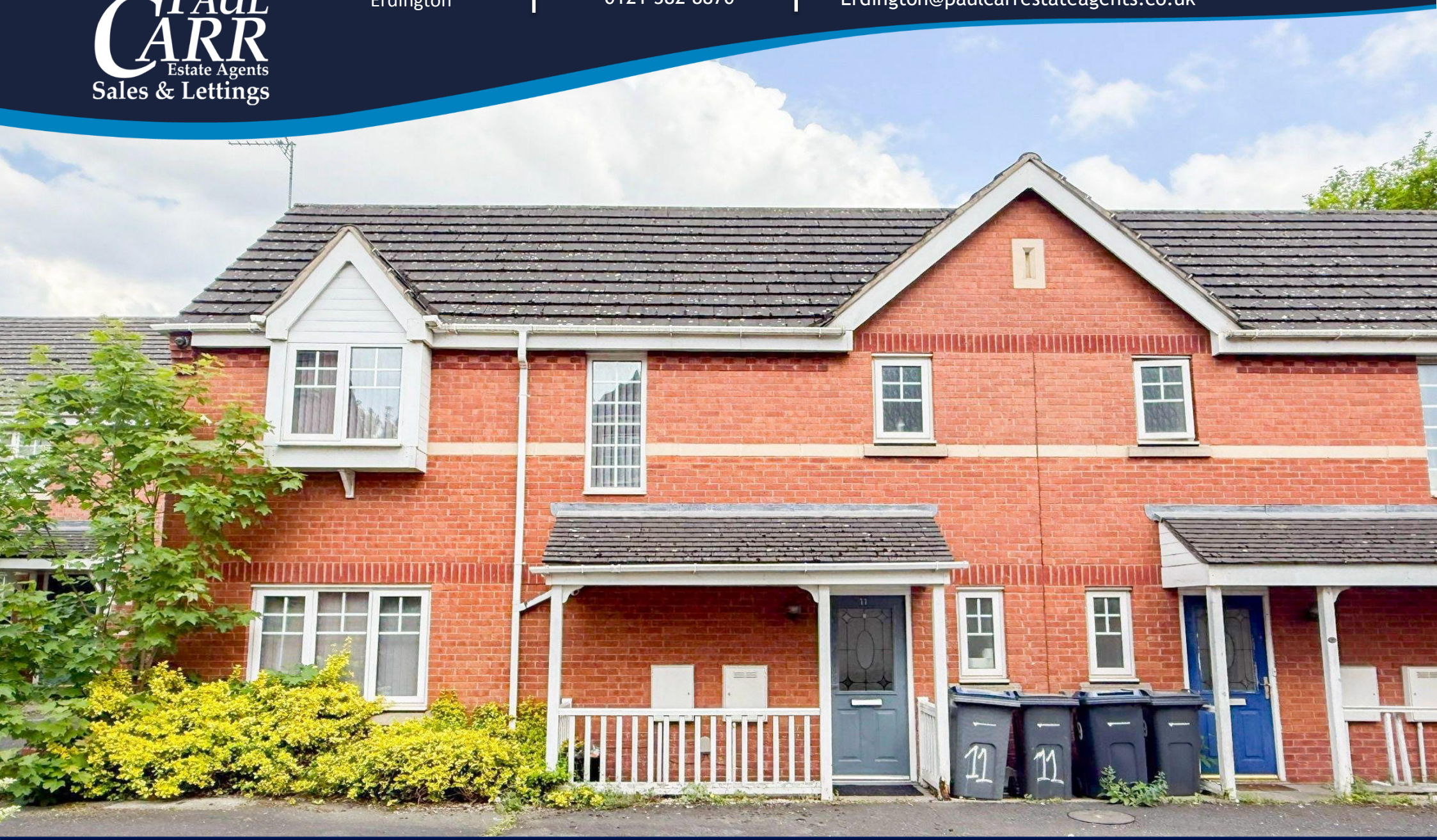

Canterbury Close, Erdington
Birmingham, B23 7QL

Auction Guide Price £190,000

Erdington

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This modern style semi-detached property offers an excellent opportunity for buyers being conveniently situated in this residential development set within close proximity of many amenities including local shops, schools and transport links.

Available with the advantage of no onward chain the accommodation itself is accessed via a welcoming hall with guest cloakroom off and having doors through to a generous living room and conservatory and a contemporary fitted kitchen with garden access.

To the first floor the three well proportioned bedrooms are complimented by an attractive bathroom with white suite.

Outside the property sits behind its own parking area, with a lawned garden and decked patio to the rear.

An early viewing must be undertaken in order to fully appreciate the opportunity on offer and avoid disappointment.





















Property Specification

THIS CONVENIENTLY LOCATED
MODERN STYLE
SEMI-DETACHED PROPERTY
BRIEFLY COMPRISES;

Hall

WC

Kitchen 3.68m (12'1") x 2.54m (8'4")

Living Room 4.45m (14'7") x 2.00m (6'7") max

Conservatory

Landing

Bedroom 1 2.52m (8'3") x 2.00m (6'7") max

Bedroom 2 2.00m (6'7") x 0.14m (0'6")

Bedroom 3 2.00m (6'7") x 0.62m (2')
plus 0.32m (1') x 0.32m (1')

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: 19th May 2026

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: C
Tenure: Leasehold 977 years remaining.
999 Lease from 2003
Service charge: £100 p.a.

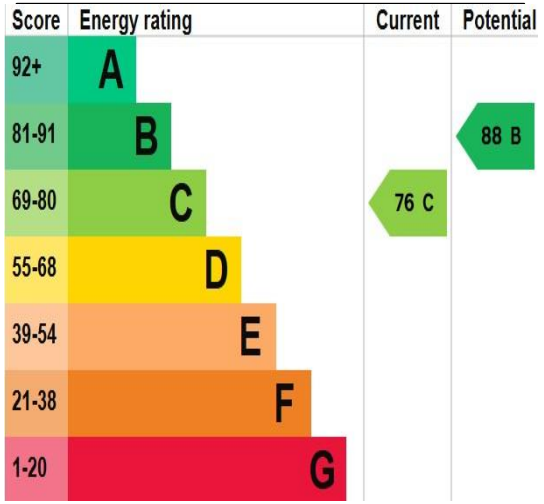
Floor Plan

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



Total area: approx. 85.8 sq. metres (923.3 sq. feet)

Energy Efficiency Rating



Map Location

