



Kingsbury Road, Erdington
Birmingham, B24 8QQ

Offers in Excess of £130,000

Erdington

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This well proportioned modern style first floor flat sits within close proximity of a number of desirable local amenities including transport links both road and rail, shops and schools. Boasting the advantage of no onward chain along with the luxury of a garage.

The accommodation on offer includes a welcoming hallway with cloak cupboard, a generous living room with useful storage off and access to the kitchen along with two well proportioned bedrooms and a bathroom with white fitted suite.

Outside there is communal parking for residents, a bin store and lawns.

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





Property Specification

THIS SUPERBLY LOCATED
WELL PROPORTIONED FLAT
WITH PRIVATE GARAGE & COMMUNAL PARKING
BRIEFLY COMPRISES;

Hall

Living Room 5.24m (17'2") x 3.26m (10'8")

Kitchen 2.84m (9'4") x 2.03m (6'8")

Bedroom 1 4.32m (14'2") x 2.84m (9'4")

Bedroom 2 2.68m (8'9") x 2.66m (8'9")

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: 6th 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:

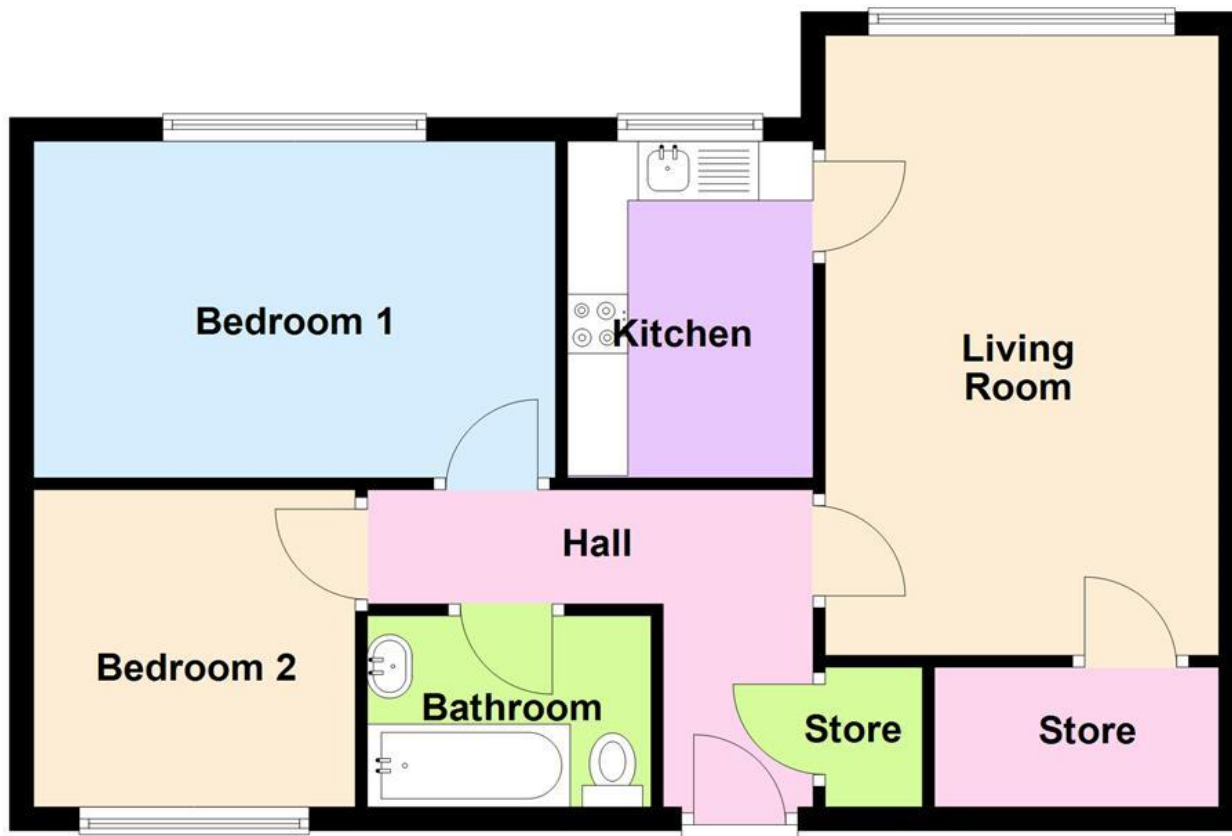
Services connected: Gas, electric, water and drainage
Council tax band: B
Tenure: Leasehold 126 years from 1984. 84 years remaining
Ground Rent: £10
Service Charge: £1324

Floor Plan

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

Floor Plan

Approx. 58.1 sq. metres (625.4 sq. feet)



Total area: approx. 58.1 sq. metres (625.4 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

