



Bickton Close, Erdington  
Birmingham, B24 0JA

**£135,000**

# Erdington

£135,000



This conveniently located first floor maisonette occupies a popular residential cul-de-sac, set within close proximity of many desirable amenities including local park, shops, schools and transport links.

Accessed via a hallway with radiator the accommodation itself includes a generous living room having a fitted kitchen off, two well proportioned bedrooms and a bathroom with white fitted suite.

Outside there is on street parking and a garage en-block with a recently replaced roof.

Available with the advantage of no onward chain an early viewing must be undertaken in order to fully appreciate the opportunity on offer and avoid disappointment.





## Property Specification

THIS CONVENIENTLY LOCATED  
FIRST FLOOR MAISONETTE  
BRIEFLY COMPRISES;

### Hall

Bedroom 1 4.16m (13'8") x 2.92m (9'7")

Bedroom 2 3.50m (11'6") x 2.92m (9'7")

### Bathroom

Kitchen 2.64m (8'8") x 2.55m (8'5")

Living Room 5.02m (16'6") x 3.37m (11'1")

### 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: 30th April 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 99 years from December 2007  
80 years remaining  
Ground Rent: £200  
Service Charge: £96

# Floor Plan

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



Total area: approx. 57.1 sq. metres (614.2 sq. feet)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

