PAUL CARR Estate Agents
Sales & Lettings

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Sutton Court, Sutton Road, Erdington
Birmingham B23 5XB

Guide Price £90,000

Erdington

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This well proportioned ground floor flat occupies an enviable location close to the borders of Wylde Green and Erdington 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 communal entry and boasts a hallway with storage, generous living room, well proportioned kitchen, two double bedrooms and a bathroom with fitted white bath suite.

Outside there is a residents' garden and garage en-block.

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

Property Specification

THIS SUPERBLY LOCATED
TWO DOUBLE BEDROOM GROUND FLOOR FLAT
BEING SOLD VIA MODERN METHOD OF AUCTION –
BUY IT NOW OPTION – RESERVATION FEE APPLIES
BRIEFLY COMPRISES;

Hall
3.59m (11'9") x 1.32m (4'4") max

Lounge/Diner
4.63m (15'2") x 3.79m (12'5")

Kitchen
3.33m (10'11") x 2.59m (8'6")

Bathroom
2.26m (7'5") x 1.72m (5'8")

Bedroom 1
3.64m (11'11") x 3.03m (9'11")

Bedroom 2
3.64m (11'11") x 2.28m (7'6")

Agent's Note:68

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: 25th August 2026

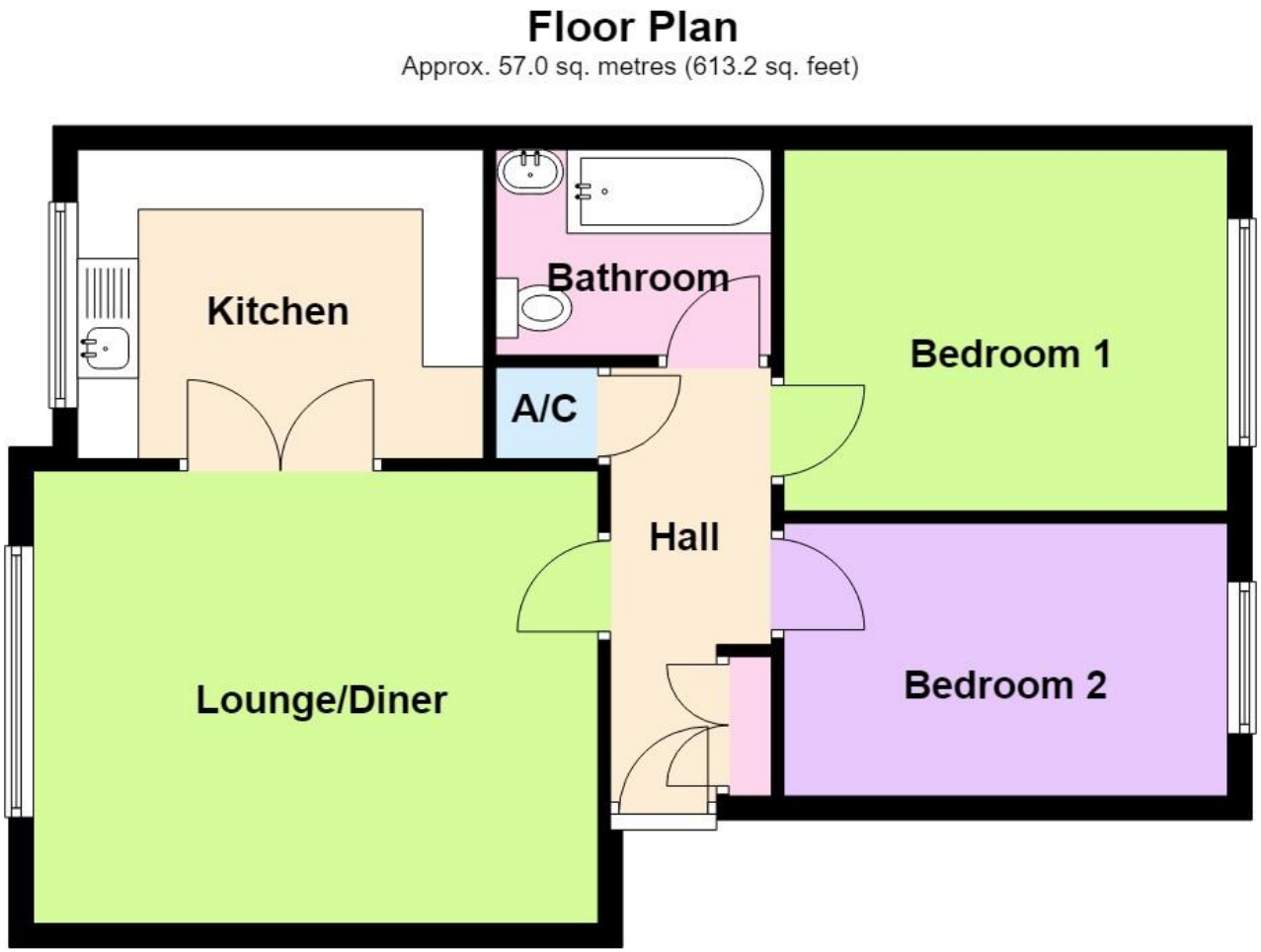
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

Viewer's Note:

Services connected: Electric, water and drainage
Council tax band: A
Tenure: Leasehold 86 years remaining
Service Charge: £1900

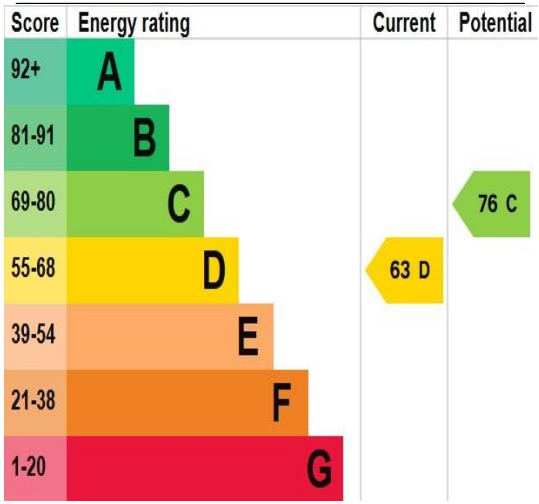
Floor Plan

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



Total area: approx. 57.0 sq. metres (613.2 sq. feet)

Energy Efficiency Rating



Map Location

www.paulcarrestateagents.co.uk
OnTheMarket.com
rightmove.co.uk
The UK's number one property website
The Property Ombudsman