



Boundary Road, Erdington
Birmingham, B23 6GN

£95,000

Erdington

£95,000



Offered for sale with NO UPWARD CHAIN this spacious ground floor apartment benefits from allocated and visitor parking and is conveniently located for arterial road and rail access to Birmingham City Centre.

Comprising communal lobby with internal access to the property there is then an entrance hallway that gives entry to a spacious lounge with dual aspect window doors with a large dining area with fitted open plan kitchen off. Additionally there are two double bedrooms and a bathroom with white suite.

Viewing by appointment with Paul Carr Erdington office.





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: 7th January 2025

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.

Property Specification

OFFERED FOR SALE WITH NO UPWARD CHAIN
 LEASE 150 YEARS FROM 01.07.2005
 SPACIOUS OPEN PLAN LOUNGE AND KITCHEN DINER
 TWO DOUBLE BEDROOMS AND BATHROOM

Hall

Lounge/Kitchen/Dining Room
 6.88m (22'7") x 1.86m (6'1")

Kitchen Area
 2.59m (8'6") x 2.14m (7')

Bedroom 1
 4.93m (16'2") x 3.15m (10'4") max

Bedroom 2
 3.20m (10'6") x 2.90m (9'6")

Bathroom

Viewer's Note:

Services connected: Electric, water and drainage - services not tested
 Council tax band: B
 Tenure: Leasehold 130 years remaining, lease from 1st July 2005

Floor Plan

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

Ground Floor



Energy Efficiency Rating

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

Map Location

