PAUL CARR Estate Agents Sales & Lettings

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Ward Street, Erdington, Birmingham, B23 6GL

£130,000

Erdington

£130,000

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This well presented second floor flat occupies an enviable location within this well regarded residential development.

Accessed via a communal entry with secure intercom system the accommodation itself is entered via a welcoming hall with useful storage and doors off to delightful living room with Juliet balcony, a contemporary fitted kitchen, modern bathroom with white bath suite and two well proportioned bedrooms, with the master bedroom boasting an en-suite shower room.

Outside there is allocated parking and open space.

Enjoying a generous lease and close proximity to desirable amenities, the property must be viewed at the earliest opportunity in order to fully appreciate the opportunity on offer and avoid disappointment.









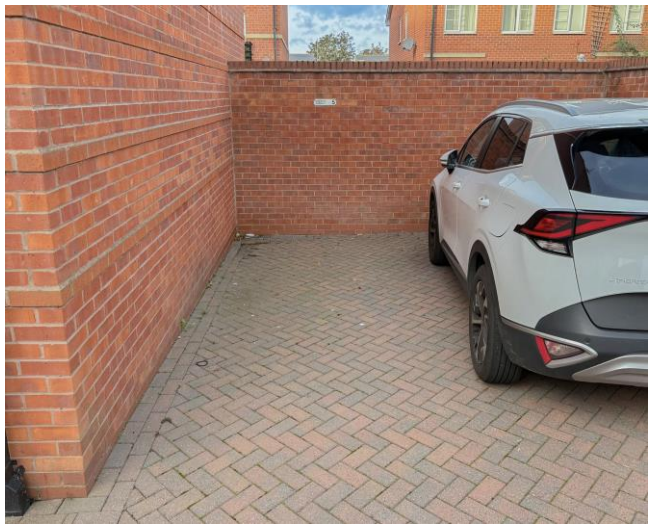












Property Specification

THIS WELL PRESENTED
SECOND FLOOR FLAT
BRIEFLY COMPRISES

Hall
2.00m (6'7") x 1.03m (3'5")

Bedroom 1
3.60m (11'10") x 3.02m (9'11")

En-suite Shower Room
1.84m (6') x 1.56m (5'1")

Bedroom 2
3.60m (11'10") x 2.45m (8')

Bathroom
2.13m (7') x 1.77m (5'10")

Living Room
4.73m (15'6") x 3.74m (12'3")

Kitchen
3.74m (12'3") x 1.77m (5'10")

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: 16th October 2026

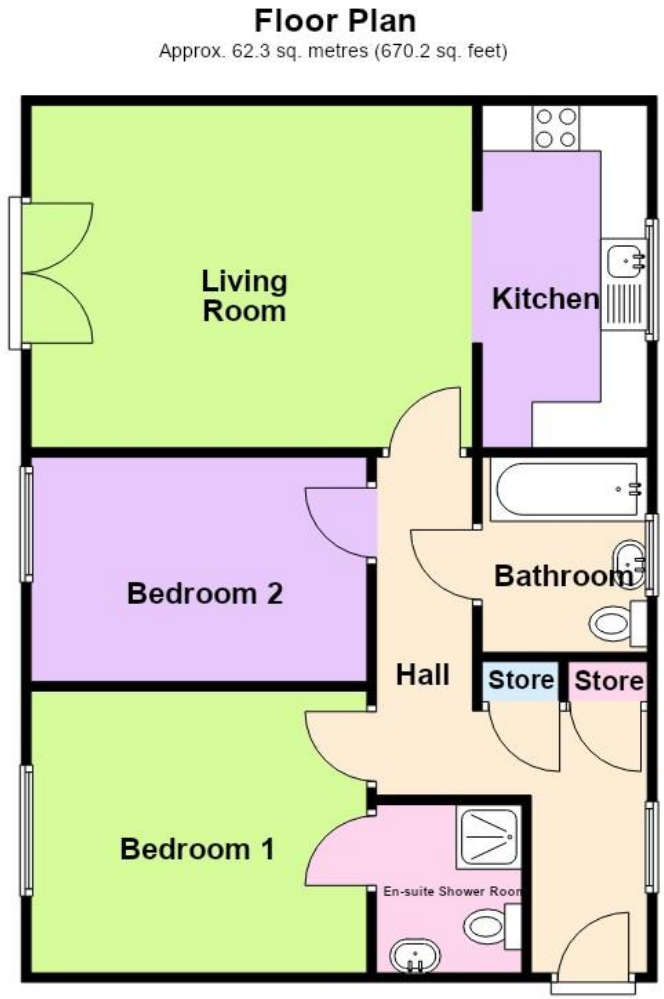
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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. 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: Electric, water and drainage
Council tax band: A
Tenure: Leasehold 155 years from 2004
133years remaining
Ground Rent: £72
Service Charge: £1776

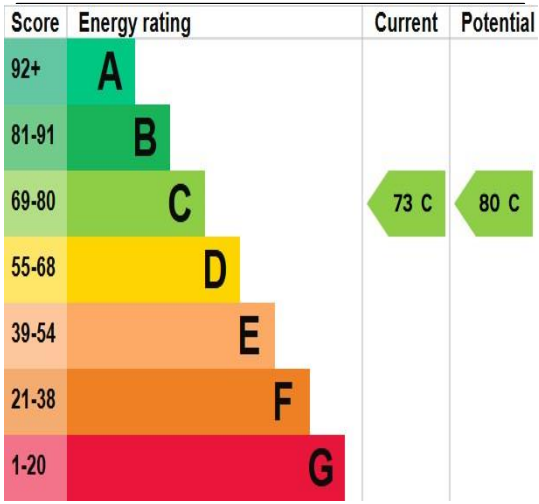
Floor Plan

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



Total area: approx. 62.3 sq. metres (670.2 sq. feet)

Energy Efficiency Rating



Map Location



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