



Trident Close, Erdington  
Birmingham, B23 5TB

Offers in Excess of £62,500

# Erdington

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This superbly located two bed first floor flat is available as a 50% shared ownership property with no onward chain.

Accessed via a secure intercom entry system the accommodation itself includes a welcoming hall with airing cupboard and storage off and a door leading to the well proportioned living room, having open access to the fitted kitchen area and a Juliette balcony to the front.

Further doors lead to the family bathroom having a white suite and the two good size bedrooms, the master having a further Juliette balcony.

Outside there is allocated residents parking and a well kept communal garden.

Sitting within close proximity of many local amenities including shops, schools and transport links both road and rail an early viewing must be undertaken in order to fully appreciate the opportunity on offer and avoid disappointment.





## Property Specification

THIS SUPERBLY LOCATED  
50% SHARED OWNERSHIP  
FIRST FLOOR FLAT  
BRIEFLY COMPRISES;

Hall

Bathroom

Living Room 4.66m (15'4") x 2.96m (9'8")

Kitchen Area 3.66m (12') x 1.91m (6'3")

Bedroom 1 4.44m (14'7") x 2.93m (9'7")

Bedroom 2 3.58m (11'9") x 2.09m (6'10")

### 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: 25th February 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: Electric, water and drainage  
Council tax band: A  
Tenure: Leasehold 105 years remaining,  
Service Charge: £3996 p.a.

# Floor Plan

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



Total area: approx. 55.3 sq. metres (595.5 sq. feet)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

