PAUL CARR Estate Agents Sales & Lettings

Erdington | 0121 382 8870 | Erdington@paulcarrestateagents.co.uk



# Swan Gardens, Erdington
# Birmingham, B23 6QQ

**Offers in the Region Of £100,000**

# Erdington

## Offers in the Region Of £100,000

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This superbly proportioned one double bedroom ground floor flat occupies an enviable and convenient location set within close proximity of Erdington High Street and it's abundance of amenities including local shops and transport links.

Accessed via a communal entrance with intercom entry system, the accommodation itself includes a hallway with access off to a well proportioned living room, a double bedroom, fitted kitchen and bathroom with white suite.

Outside there are lawned gardens and parking within an allocated bay.

Boasting the advantage of no onward chain the property must be viewed at the earliest opportunity in order to avoid disappointment.





















# *Property Specification*

THIS WELL PROPORTIONED
ONE BEDROOM
GROUND FLOOR FLAT
BRIEFLY COMPRISES;

**Hall**

**Bedroom**
**3.44m (11'4") x 2.69m (8'10")**

**Bathroom**
**2.10m (6'11") x 1.70m (5'7")**

**Living Room**
**4.34m (14'3") x 3.25m (10'8")**

**Kitchen**
**2.43m (8') max x 2.00m (6'7")**

## *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: 18th September 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; 145 years remaining
189 years from 1982
Service Charge: £1430 p.a.

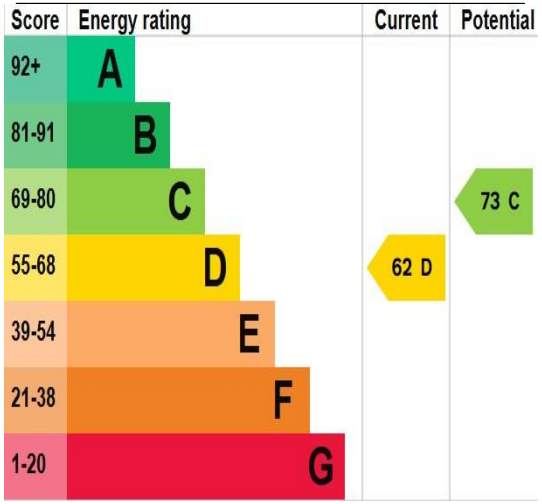
# Floor Plan

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

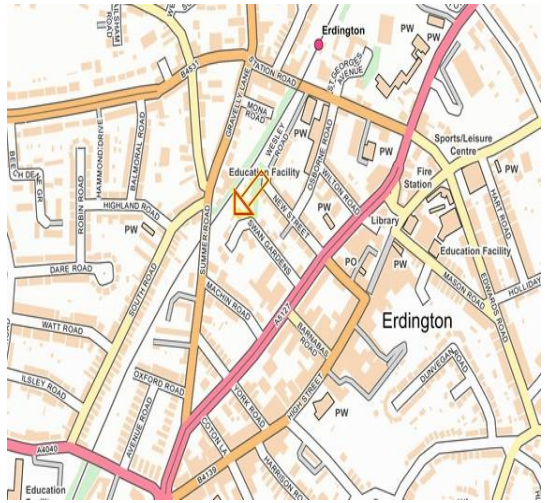



Total area: approx. 39.5 sq. metres (425.1 sq. feet)

## Energy Efficiency Rating




## Map Location




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