



Habitat Court, Chester Road, Erdington,  
Birmingham, B24 0EL

**Offers in Excess of £135,000**



# Erdington

Offers in Excess of £135,000



This conveniently located well presented and generously proportioned first floor flat offers an excellent proposition for first time buyers, investors and downsizers. Sitting within close proximity of many desirable local amenities including, schools, shops, parks and transport links the property boasts a long extended lease.

Accessed via a secure intercom entry system a communal hall and stairs lead to the front door which opens into a hallway with storage and doors leading into a well proportioned lounge dining room, a generous kitchen, two great sized bedrooms with built in wardrobes and a family bathroom.

Outside the building sits in well maintained communal gardens with the added benefit of a garage en-block.

An early viewing is essential in order to fully appreciate the opportunity on offer and avoid disappointment.







## Property Specification

THIS CONVENIENTLY LOCATED  
FIRST FLOOR FLAT  
WITH LONG EXTENDED LEASE  
BRIEFLY COMPRISES;

Hallway

Lounge

5.71m (18'9") x 3.13m (10'3")

Kitchen

3.53m (11'7") x 1.75m (5'9")

Bedroom 2

2.87m (9'5") x 2.06m (6'9")

Bathroom

2.04m (6'8") x 1.71m (5'7")

Bedroom 1

4.04m (13'3") x 3.05m (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: 23rd May 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.

### Viewer's Note:

Services connected: Electric, water and drainage  
Council tax band: B  
Tenure: Leasehold with Extended Lease  
Service Charge: £1768

# 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		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

