



Carver Court, Chester Road,
Erdington, Birmingham, B24 0BL

Guide Price £60,000

Erdington

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Located on the borders of Erdington and Wylde Green the property on offer is ideally situated for a wealth of local amenities including shops, parks and transport links.

Accessed via a communal entry with secure intercom system the flat sits on the second floor, with the accommodation including a hallway, a generous living room, fitted kitchen, double bedroom with built in storage and a bathroom with fitted skylight.

Outside there are communal gardens along with residents parking and a garage en-block.

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





Property Specification

BEING SOLD BY PAUL CARR ESTATE AGENTS
MODERN AUCTION (BUY IT NOW OPTION AVAILABLE)
RESERVATION FEE APPLIES

THIS WELL SITUATED SECOND FLOOR FLAT CLOSE TO
BRIEFLY COMPRISES;

Hall

2.73m (9') x 0.89m (2'11")

Living Room

6.02m (19'9") x 3.00m (9'10")

Bathroom

2.00m (6'7") x 1.83m (6')

Kitchen

3.00m (9'10") x 1.83m (6')

Bedroom

4.04m (13'3") x 2.58m (8'5")

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: 12th 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 £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 84 years remaining
Ground Rent: £5
Service Charge: £1377

Floor Plan

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



Total area: approx. 44.7 sq. metres (481.3 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

