



Grayshott Close, Erdington
Birmingham, B23 6JU

Offers in Excess of £140,000

Erdington

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This superbly presented well proportioned, two bed first floor maisonette is available with the benefit of no onward chain.

Sitting within close proximity of many desirable local amenities including a park, shops, schools and transport links it will be sold with an extended lease upon completion.

Accessed via its own entrance, stairs lead to a welcoming hall with storage and doors leading off to a well proportioned living room with views over parkland, a fitted kitchen, two good sized bedrooms and a family bathroom with fitted white suite.

Outside there is communal parking and a private enclosed rear garden.

An early viewing must be undertaken in order to fully appreciate the opportunity on offer and avoid disappointment.





Property Specification

THIS SUPERBLY PRESENTED
FIRST FLOOR MAISONETTE
WITH EXTENDED LEASE ON COMPLETION
BRIEFLY COMPRISES;

Hall

Landing

Bedroom 1 4.52m (14'10") x 2.00m (6'7")

Bedroom 2 3.58m (11'9") x 2.32m (7'7")

Living Room 4.58m (15') x 3.35m (11')

Kitchen 2.59m (8'6") x 2.59m (8'6")

Bathroom

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: 22nd December 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 Gas, electric, water and drainage
Council tax band: A
Tenure: Leasehold. Extended Lease on Completion
Ground Rent: £28

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

