



Southcroft Road, Erdington
Birmingham, B23 6GF

Offers in Excess of £130,000

Erdington

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Having been recently improved throughout, this well presented second floor apartment offers an excellent opportunity for buyers, accessed via a secure communal entrance (shared with only one other neighbour) with intercom entry system. Stairs lead to the second floor landing with access to apartment 42 only.

The accommodation itself feeds off a welcoming hallway with side window and storage, doors lead through to the well proportioned living room having a Juliette balcony with open access to fitted kitchen, further doors lead to a family bathroom with white suite and two good size bedrooms with the master having the benefit of an en-suite shower room.

Outside, the property enjoys a mature communal garden along with allocated residents parking.

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





Property Specification

THIS SUPERBLY PRESENTED
SECOND FLOOR APARTMENT
BRIEFLY COMPRISES;

Hall

Bedroom 1 3.57m (11'8") x 2.65m (8'8")

En-suite Shower Room

Bedroom 2 3.57m (11'8") x 2.57m (8'5")

Living Room 4.63m (15'2") x 3.34m (10'11")

Kitchen 3.34m (10'11") x 1.90m (6'3")

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: 18th February 2026

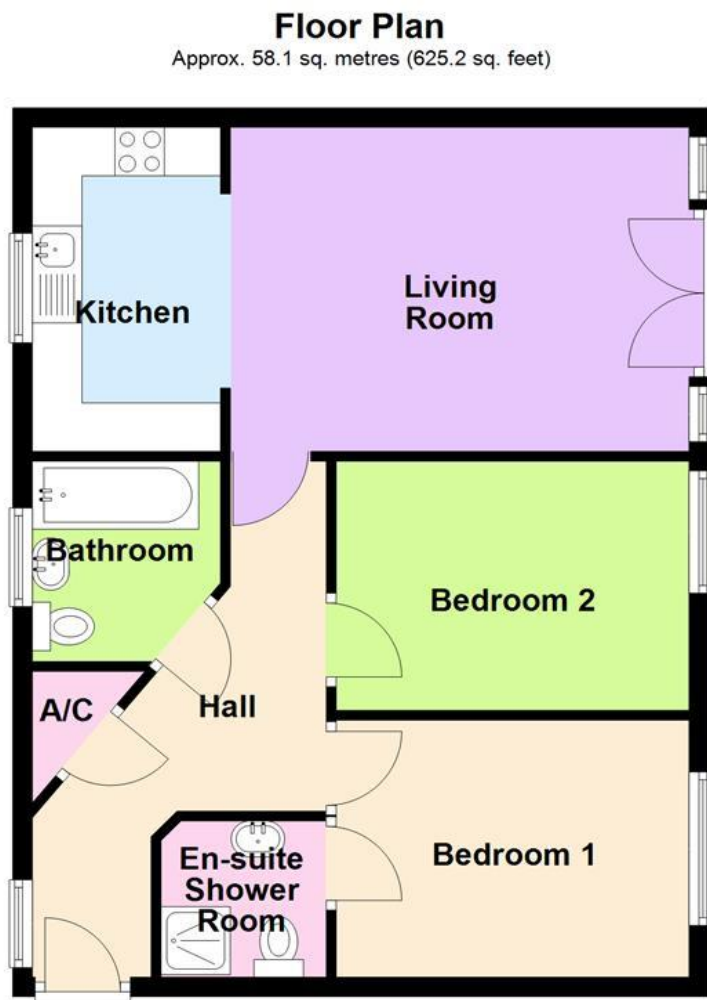
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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, drainage
Council tax band: A
Tenure: Leasehold 78 years remaining, 99 lease from 2005
Service Charge: £1680 p.a

Floor Plan

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



Total area: approx. 58.1 sq. metres (625.2 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

