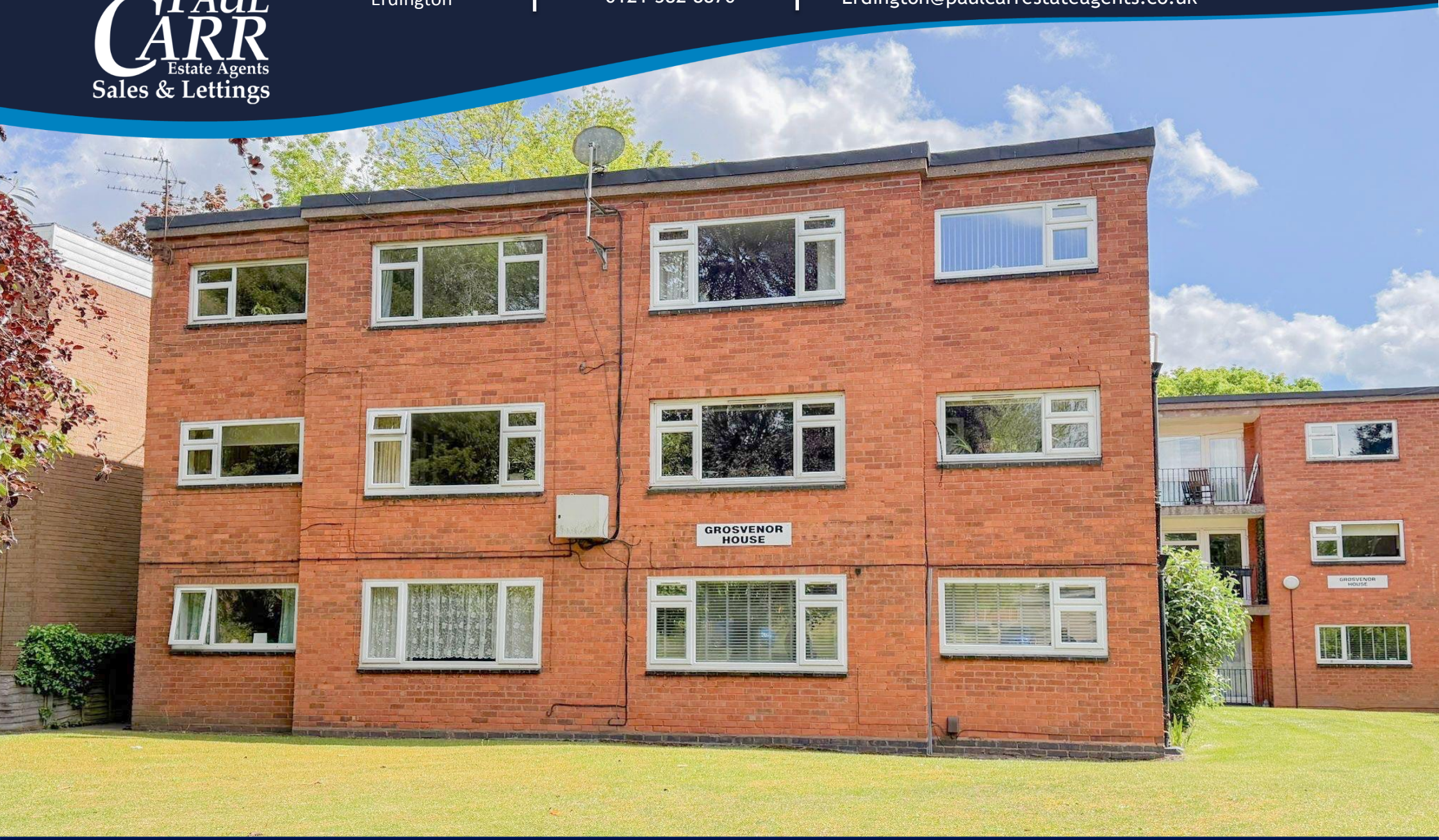
PAUL CARR Estate Agents
Sales & Lettings

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



Grosvenor House, Sutton Road, Erdington, Birmingham, B23 6QJ

£135,000

Erdington

£135,000

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This superbly located well proportioned recently improved first floor flat occupies an enviable and convenient location near to the borders of Erdington and Wylde Green within close proximity of excellent local shops, schools and transport links.

Accessed via a communal hall with intercom entry system the flat itself consists of a welcoming hall with cloak cupboard and doors leading off to a generous living room, well proportioned kitchen, two good size bedrooms and shower room with white fitted suite.

Outside the property sits in well kept gardens having the advantage of off road parking for residents.

Boasting the advantage of no onward chain an early viewing must be undertaken in order to fully appreciate the opportunity on offer and avoid disappointment.

Property Specification

THIS SUPERBLY LOCATED
RECENTLY IMPROVED
WELL PROPORTIONED
FIRST FLOOR FLAT

Hall

Store

Living Room
4.51m (14'10") x 3.75m (12'3")

Kitchen
3.30m (10'10") x 2.57m (8'5")

Shower Room

Bedroom 1
3.95m (12'11") x 3.06m (10')

Bedroom 2
3.40m (11'2") 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: 21st May 2026

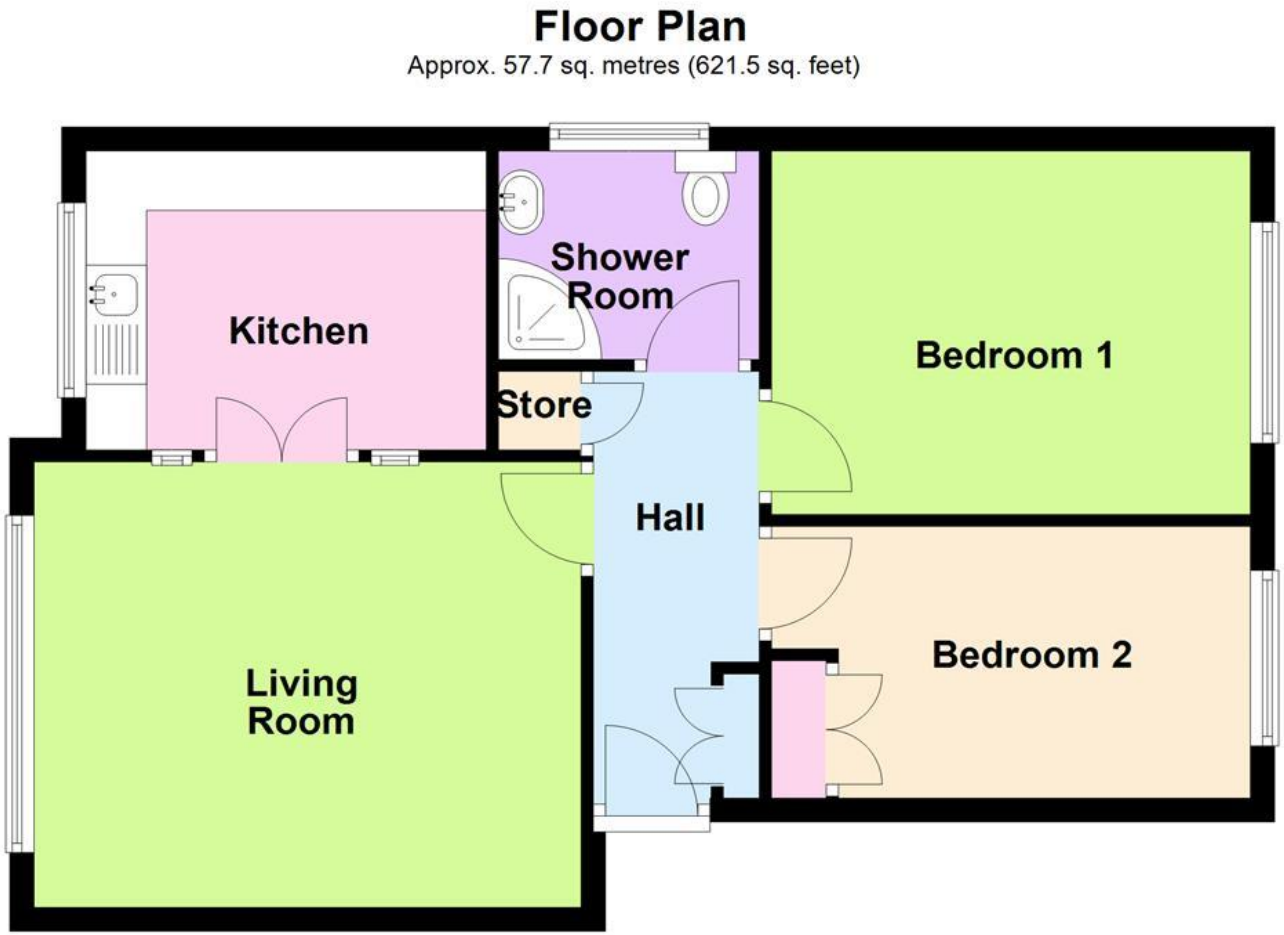
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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 86 years remaining
Ground Rent: £150
Service Charge: £1700

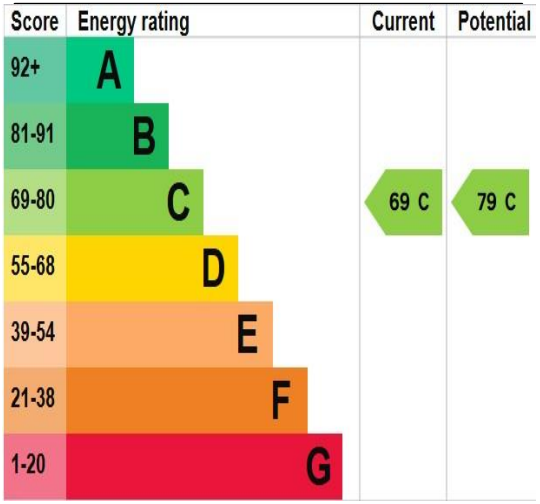
Floor Plan

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

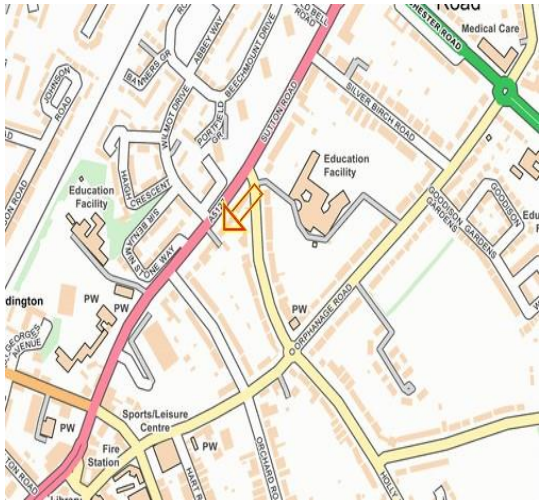


Total area: approx. 57.7 sq. metres (621.5 sq. feet)

Energy Efficiency Rating



Map Location



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