



Highcroft Hall, Highcroft Road, Erdington
Birmingham, B23 6GS

£175,000

Erdington

£175,000



This recently improved superbly proportioned two double bed apartment is set over four levels in this stunning listed building, enjoying the security of being within a gated development with immense character and period features.

Offering the advantage of no onward chain the accommodation is accessed via stunning halls and galleried landings.

The front door opens into a pleasant hall with access to the family bathroom and well proportioned living room with feature windows, steps lead down to a generous fitted dining kitchen.

Further stairs off the hall lead firstly to a mezzanine bedroom and take you upward to the master bedroom, having windows opening onto the roof eaves whilst an additional door opens into the en-suite shower room.

Outside the building sits within well kept communal gardens and enjoys allocated parking accessed via electronic gates.

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





Property Specification

THIS FABULOUS TOP FLOOR DUPLEX PROPERTY
SET OVER MULTIPLE LEVELS
SITUATED IN AN HISTORIC LISTED DEVELOPMENT
BRIEFLY COMPRISES;

Hall

Bathroom

Living Room 5.22m (17'1") x 3.92m (12'10")

Dining Kitchen 5.35m (17'7") x 2.66m (8'9")

Bedroom 2 4.48m (14'8") x 2.84m (9'4")

Master Bedroom 3.57m (11'9") x 2.42m (7'11")

En-suite Shower Room

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: 26th September 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: D

Tenure: Leasehold 999 years from June 2007

981 years remaining

Ground Rent: £150

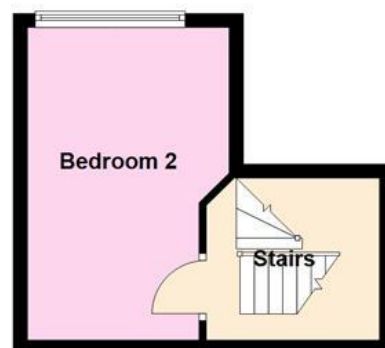
Service Charge: £3096

Floor Plan

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

First Floor

Approx. 17.6 sq. metres (189.5 sq. feet)



Lower Ground Floor

Approx. 12.6 sq. metres (135.3 sq. feet)



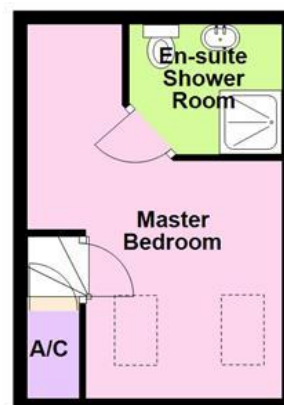
Ground Floor

Approx. 29.3 sq. metres (315.6 sq. feet)



Second Floor

Approx. 19.1 sq. metres (205.9 sq. feet)



Total area: approx. 78.6 sq. metres (846.2 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

