



Somerton Drive, Erdington  
Birmingham, B23 5SU

Guide Price £70,000

# Erdington

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This conveniently located two double bedroom first floor maisonette sits within close proximity of many desirable local amenities including shops, schools and transport links both road and rail.

Suitable for cash buyers due to the remaining lease of 32 years the accommodation on offer includes a porch with store off and stairs leading to the hall with doors off to a generous living room, kitchen and bathroom with white suite.

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





## Property Specification

BEING SOLD BY PAUL CARR MODERN AUCTION  
(BUY IT NOW OPTION AVAILABLE)  
RESERVATION FEE APPLIES  
THIS SUPERBLY LOCATED  
FIRST FLOOR MAISONETTE  
BRIEFLY COMPRISES;

Hall

Living Room

4.95m (16'3") x 3.40m (11'2")

Kitchen

2.61m (8'7") x 2.61m (8'7")

Store

Bathroom

Bedroom 2

2.94m (9'8") x 2.70m (8'10")

Bedroom 1

4.12m (13'6") x 2.70m (8'10")

### 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: 7th 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 32 years remaining  
Ground Rent: £100

# Floor Plan

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



Total area: approx. 55.2 sq. metres (593.7 sq. feet)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

