



Holly Park Drive, Erdington  
Birmingham, B24 9LG

**£95,000**



## Erdington

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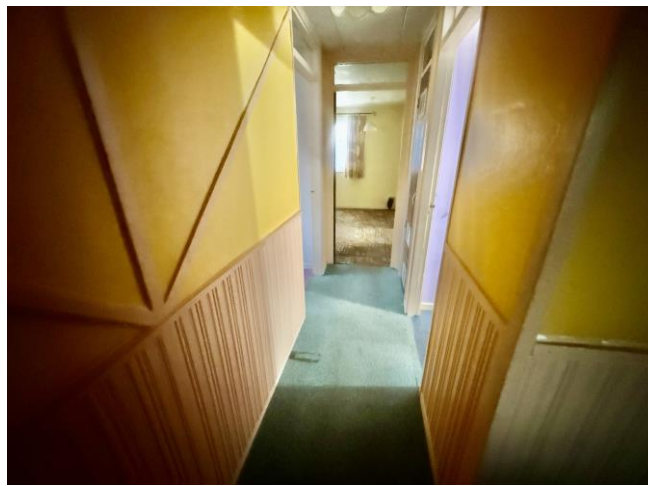


This conveniently located second floor flat is available with the advantage of no onward chain and boasts a lengthy extended lease (currently with 285 years remaining).

Accessed via a secure intercom entry system the accommodation includes a welcoming hall with useful storage off, a well proportioned living room, double bedroom, bathroom and kitchen.

Outside communal parking is available and there is the benefit of a shared garden.

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







## Property Specification

THIS CONVENIENTLY LOCATED  
SECOND FLOOR FLAT  
WITH ONE DOUBLE BEDROOM  
BRIEFLY COMPRISES;

Hall

Bathroom

Bedroom 3.60m (11'10") x 3.16m (10'4")

Living Room 4.43m (14'6") x 3.32m (10'11")

Kitchen 2.66m (8'9") x 2.20m (7'3")

### 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: 16th January 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  
Extended lease 285 years remaining

# Floor Plan

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



Total area: approx. 47.3 sq. metres (509.1 sq. feet)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		54 E
21-38	F		
1-20	G	18 G	

## Map Location

