



Canterbury Close, Erdington
Birmingham, B23 7QL

£175,000

Erdington

£175,000

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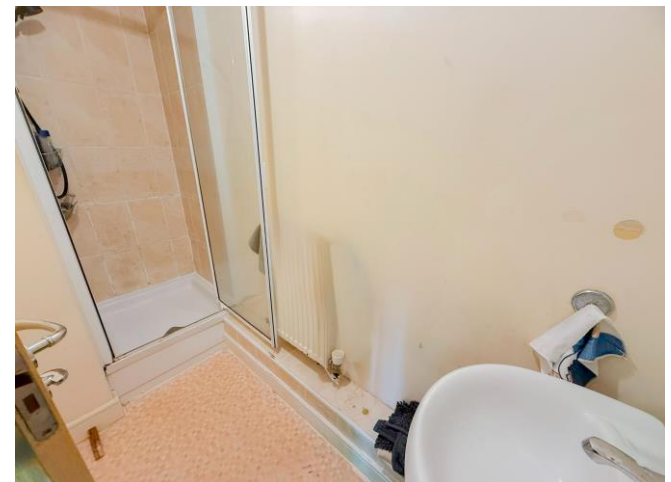
This superbly located, well appointed, modern style ground floor flat occupies a most convenient location set within close proximity of desirable local schools, shops and transport links.

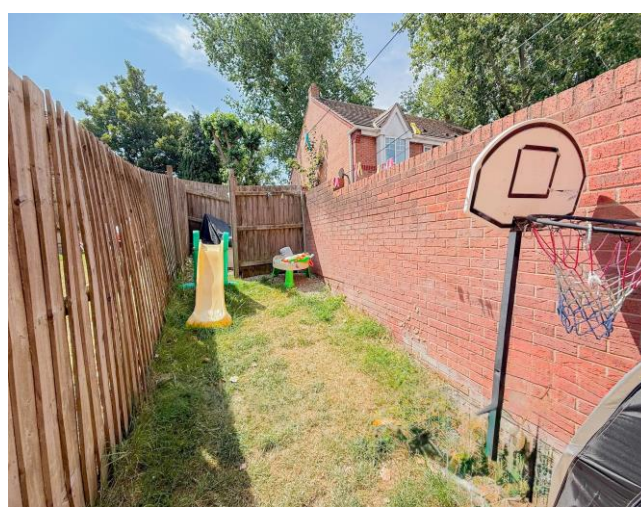
Boasting an excellent long lease the accommodation on offer is accessed via a communal hall having access to an open plan family dining kitchen with dual aspect windows, fitted kitchen dining area and lounge space.

Further doors lead to two well proportioned bedrooms, the master having a dressing area, en-suite shower room and patio doors to the rear garden and a family bathroom with white bath suite.

Outside the rear garden benefits from gated access whilst there is also allocated parking and a well kept enclosed communal garden.

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





Property Specification

THIS SUPERBLY LOCATED
MODERN STYLE GROUND FLOOR FLAT
BRIEFLY COMPRISES;

Hall
5.32m (17'5") x 1.03m (3'4")

Bedroom 1
3.63m (11'11") x 2.79m (9'2")

Dressing Area
2.79m (9'2") x 0.93m (3'1")

En-suite Shower Room
2.79m (9'2") x 1.14m (3'9")

Bedroom 2
2.94m (9'8") x 2.39m (7'10")

Bathroom
2.39m (7'10") max x 2.28m (7'6")

Open Family Dining/Living Room/Kitchen
6.41m (21') x 4.37m (14'4") max

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: 17th July 2026

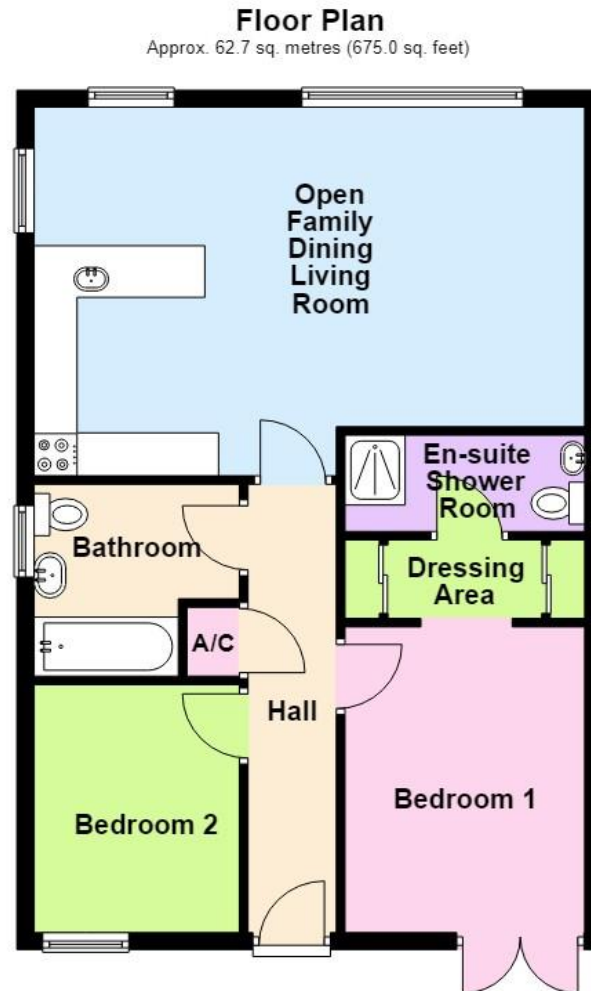
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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: Gas, electric, water and drainage
Council tax band: A
Tenure: Leasehold 999 years from 2003
976 years remaining
Service Charge: £2203

Floor Plan

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



Total area: approx. 62.7 sq. metres (675.0 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

