



Holly Lane, Erdington
Birmingham, B24 9LA

Auction Guide Price £125,000

Erdington

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This superbly located well proportioned ground floor maisonette benefits from the advantages of no onward chain and boasts no party walls.

Accessed via a pleasant hall with storage, doors lead off to a generous living room, having a fitted kitchen off and further access to a lean-to conservatory.

Further doors lead to the two well proportioned bedrooms and a family shower room with white fitted suite.

Outside the property offers the advantage of a garage and driveway to the rear and an additional driveway to the front, along with an enclosed rear garden and wrap around lawns.

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 FABULOUS GROUND FLOOR MAISONETTE
BRIEFLY COMPRISES;

Hall

Living Room 3.61m (11'10") x 2.00m (6'7")

Kitchen 2.54m (8'4") x 2.34m (7'8")

Lean To Conservatory

Bedroom 1 4.22m (13'10") x 3.12m (10'3")

Bedroom 2 3.21m (10'6") x 2.48m (8'2")

Shower Room

Garage

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 November 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: Gas, electric, water and drainage
Council tax band: B
Tenure: Leasehold 91 years remaining
Ground Rent: £150 p.a.

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

