



Somerton Court, Short Heath Road,
Erdington, Birmingham, B23 7AA

£115,000

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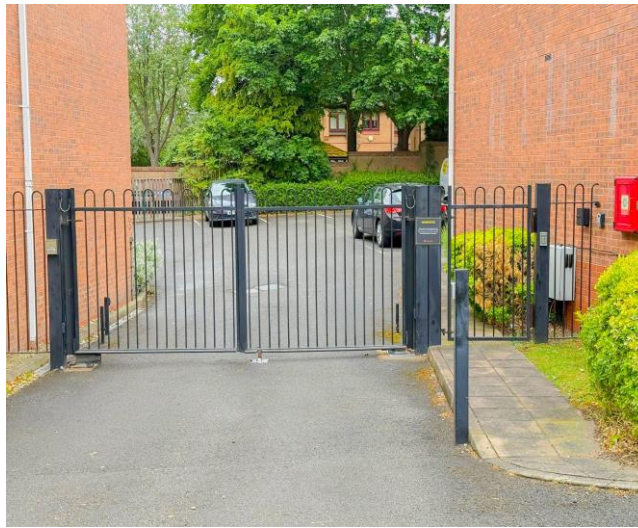
This well proportioned superbly presented ground floor flat boasts a generous lease and close proximity to many amenities including local parkland, shops and transport links.

Accessed via a secure intercom entry system the accommodation itself comprises a welcoming hall with useful storage and doors leading through to a generous living room having patio doors to the communal garden and car park, a fitted kitchen, excellent double bedroom and bathroom with white fitted bath suite.

Outside the property has the benefit of a gated car park with allocated space.

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





Property Specification

THIS CONVENIENTLY LOCATED
SUPERBLY PRESENTED
MODERN GROUND FLOOR FLAT
BRIEFLY COMPRISES;

Hall

2.92m (9'7") x 1.08m (3'7")

Bathroom

2.18m (7'2") x 1.70m (5'7")

Bedroom

3.94m (12'11") x 2.92m (9'7")

Living Room

5.11m (16'9") x 3.69m (12'1")

Kitchen

2.89m (9'6") x 2.19m (7'2")

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: 9th June 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 155 years from 2007
136 years remaining.
Service Charge: £1866.50

Floor Plan

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



Total area: approx. 49.7 sq. metres (534.5 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

