



Apollo Croft, Erdington
Birmingham, B24 0RF

Offers in Excess of £210,000

Beautifully presented throughout in a calm, contemporary palette, this immaculate two-bedroom home occupies a tucked-away position within Apollo Croft and offers stylish, ready-to-enjoy accommodation complemented by a generous conservatory.

Offered for sale with no onward chain, the property represents an excellent opportunity for first-time buyers, professionals, downsizers or investors seeking a well-connected Birmingham home.

The accommodation begins with an entrance hallway leading into a welcoming front living room, finished in tasteful neutral tones with a bright and comfortable feel. To the rear is an attractive fitted kitchen and dining area, featuring an extensive range of shaker-style wall and base units, contrasting work surfaces and space for a dining table. Double doors continue into the particularly useful conservatory, which provides an additional reception space overlooking and opening onto the rear garden. Whether used for dining, entertaining or simply relaxing, this versatile room adds considerably to the ground-floor living accommodation.

On the first floor, the generous primary bedroom extends across the rear of the property and benefits from two windows together with a useful built-in storage cupboard. There is also a well-presented second bedroom, ideal as a single bedroom, nursery or home office, alongside the family bathroom.

Apollo Croft is conveniently positioned for access to Erdington, Fort Dunlop, The Fort Shopping Park and a broad selection of everyday amenities. Erdington railway station provides Cross-City Line services towards Birmingham New Street, making the location particularly appealing to commuters.

Excellent road connections include convenient access to the A38 and M6 motorway, providing straightforward travel into Birmingham City Centre and onward links to the M5, M42 and the wider motorway network.

An immaculate, thoughtfully presented home offering more accommodation than first meets the eye, with the added advantages of a conservatory, excellent connectivity and no onward chain.

Early viewing is highly recommended.



Room Measurements

Living Room 14' 0" x 10' 2" (4.26m x 3.10m)

Kitchen 13' 4" x 8' 4" (4.06m x 2.54m)

Conservatory 13' 7" x 8' 6" (4.14m x 2.59m)

Bedroom One 13' 5" x 12' 2" (4.09m x 3.71m)

Bedroom Two 10' 5" x 7' 3" (3.17m x 2.21m)

Bathroom 5' 10" x 5' 2" (1.78m x 1.57m)

Tenure: We can confirm the property is Leasehold.
Ground Rent/Service Charge: £75 per annum
Lease Length: 125 years from May 1996

Council Tax Band: We can confirm the Council Tax Band is C.

Services Connected: Electric, gas, water & drainage.

Viewings: Strictly via appointment through our Walmley Residential Sales Department on 0121 351 4000

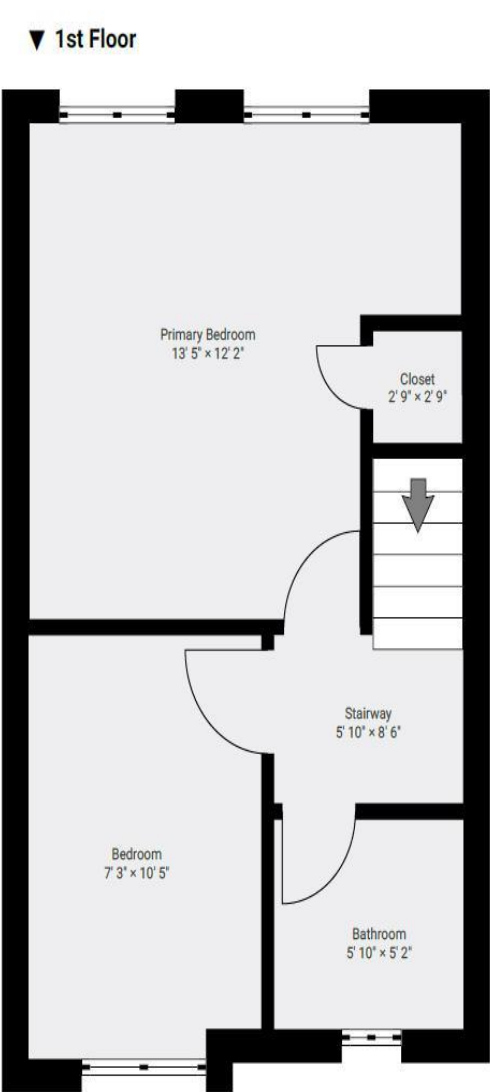
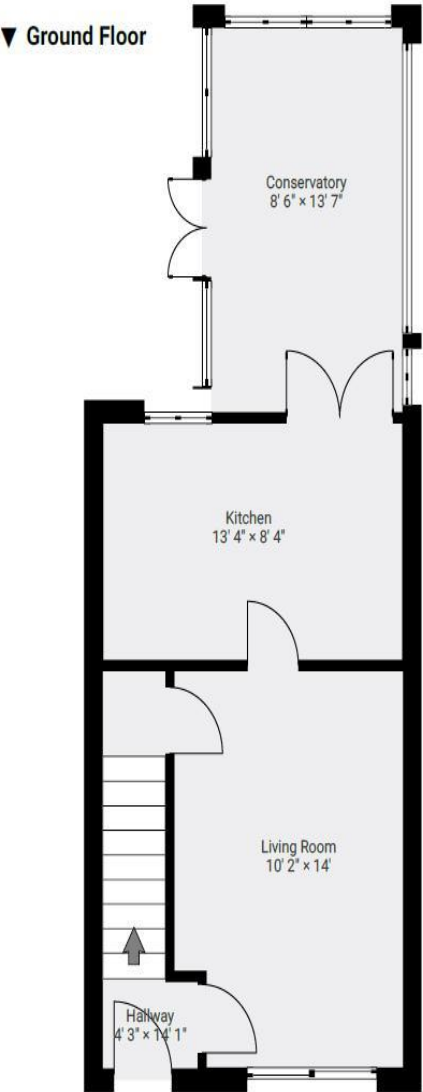
or via Walmley@paulcarrestateagents.co.uk



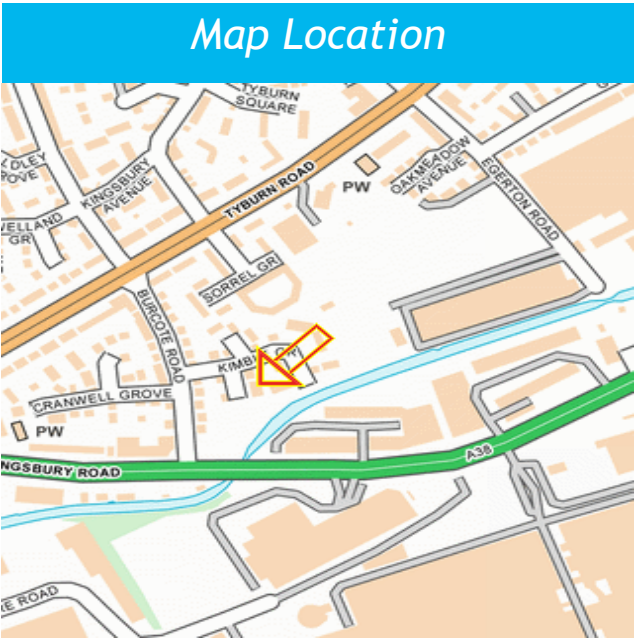


Floor Plan

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



Energy Performance Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







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: 3rd September 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.