



Trident Close, Erdington  
Birmingham, B23 5TB

Offers Over £79,000

# Erdington

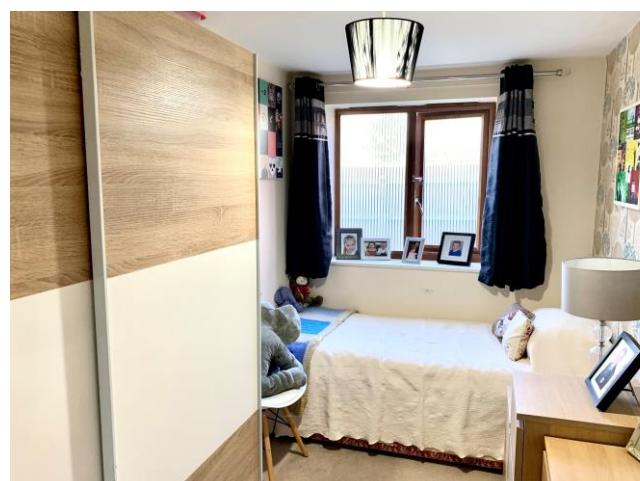
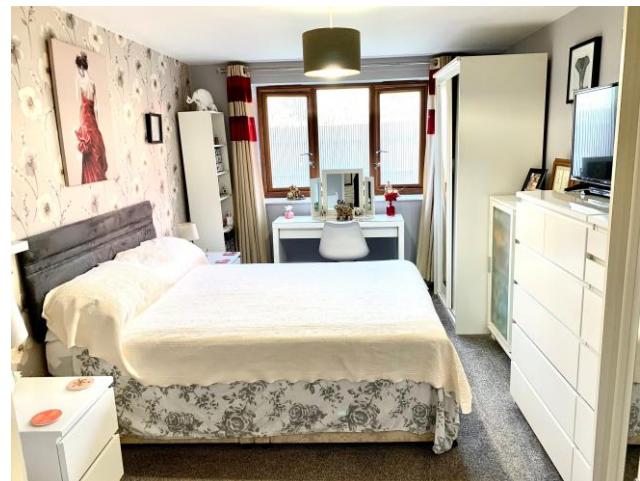
Offers Over £79,000



An opportunity to acquire a delightful two double bedroom Co-ownership property, offered for sale with a 50% share.

Occupying a convenient ground floor position with own patio area, this contemporary apartment is excellently located for local amenities to include public transport and train facilities and short travelling distance to Boldmere and Erdington centres.

Viewing is highly recommended.





### 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:

### Property Specification

50% CO-OWNERSHIP PROPERTY  
GROUND FLOOR APARTMENT  
TWO DOUBLE BEDROOMS  
LOUNGE TO DOORS WITH GROUNDS AND PATIO  
MODERN SHOWER ROOM SUITE  
BRIEFLY COMPRISING;

### Hall

**Shower Room** 2.01m (6'7") x 1.67m (5'6")

**Bedroom 1** 4.71m (15'5") x 2.95m (9'8")

**Bedroom 2** 3.94m (12'11") x 2.00m (6'7")

**Lounge Area** 3.96m (13') x 3.02m (9'11") max

**Kitchen Area** 3.70m (12'2") x 3.08m (10'1")

### Viewer's Note:

Services connected: Electric, water and drainage

Council tax band: A

Tenure: Leasehold 108 years remaining, lease from 25th March 2006

Ground Rent: Not applicable

Service Charge: £1221.52

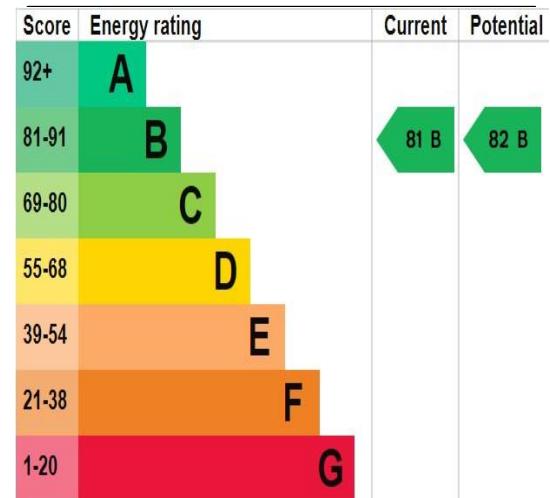
# Floor Plan

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



Total area: approx. 55.6 sq. metres (598.6 sq. feet)

## Energy Efficiency Rating



## Map Location

