



Grayshott Close, Erdington
Birmingham, B23 6JU

Offers in the Region Of £155,000

Erdington

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OFFERED FOR SALE WITH NO UPWARD CHAIN, VACANT POSSESSION UPON COMPLETION.

Being immaculately redressed throughout this outstanding fully refurbished and double glazed, first floor maisonette offers arterial access to a range of local amenities, from schooling to transport by both road and rail to Birmingham and being a short distance to Erdington with its shops stores and supermarkets, this is a must for viewing and would be an ideal purchase for investors or first time buyers alike.

The property comprises; its own entrance door with stairs ascending to first floor with hallway beyond, the loft space is boarded and has power points, providing useful storage. There is a bright, spacious and beautifully appointed lounge-dining room, white bathroom, two double bedrooms, a fully fitted kitchen and its own enclosed lawned garden to the rear with seating area ideal for outdoor entertaining, together with gated access. A separate garage is included within the title.

Viewings are strictly by appointment and via Paul Carr Erdington for proceedable buyers only.





Property Specification

IDEAL FOR FIRST TIME BUYERS OR INVESTORS -
AN OUTSTANDING FIRST FLOOR MAISONETTE -
FULLY REFURBISHED THROUGHOUT
WHICH BRIEFLY COMPRISES;

Stairs to Landing

Lounge

Kitchen 2.64m (8'8") x 2.62m (8'7")

Bedroom 1 4.58m (15') x 2.51m (8'3")

Bedroom 2 3.59m (11'9") x 2.32m (7'7")

Bathroom 1.91m (6'3") x 1.70m (5'7")

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: 13th July 2023

Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band: A
Tenure: Share of Freehold

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	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

