



Pitts Farm Road, Erdington
Birmingham, B24 0HY

£145,000

Erdington

£145,000

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This well proportioned modern style two bed ground floor apartment occupies a sought after and convenient location set within close proximity of many popular local amenities including parks, shops, schools and transport links.

Available with the advantage of no onward chain the accommodation on offer is accessed via a secure intercom entry system and includes a welcoming hall with storage and doors leading off to a well proportioned living room with double doors to the communal garden and access to a fitted kitchen. Further doors lead through to the two bedrooms, the master having a shower en-suite, and the family bathroom with white suite.

To the rear of the building there is off road residents parking.

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





Property Specification

THIS CONVENIENTLY LOCATED
CONTEMPORARY APARTMENT
OFFERED WITH NO UPWARD CHAIN
BRIEFLY COMPRISES;

Hall

Living Room 5.75m (18'11") x 5.52m (18'1")

Kitchen 3.18m (10'5") x 1.82m (5'11")

Bedroom 1 4.33m (14'2") x 3.39m (11'1")

En-suite Shower Room

Bedroom 2 3.63m (11'11") max x 3.40m
(11'2")

Bathroom

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: 5th January 2026

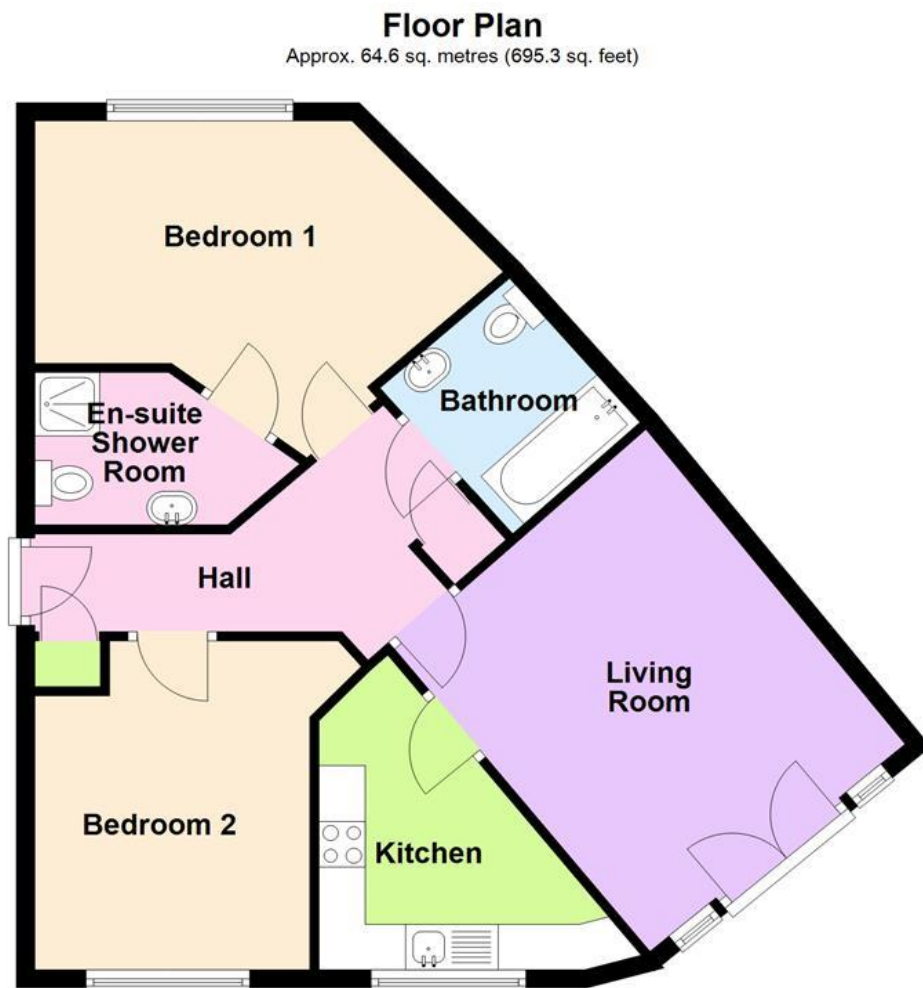
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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: B
Tenure: Leasehold 134 years remaining,
lease 155 years from 1/11/2005
Ground Rent: £170

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	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

