



City Gate, Gravelly Hill, Erdington  
Birmingham, B23 7PF

Offers in Excess of £105,000



## Erdington

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Offered for sale WITH NO UPWARD CHAIN, this well presented two bedroom, first floor apartment has allocated parking and is conveniently located for arterial road and rail access to Birmingham City Centre.

The property offers an entrance hallway, spacious lounge diner with kitchen area off, two bedrooms one being a double the second being a good size single bedroom, in addition the property offers a bathroom with white suite and en-suite to the master bedroom.

Viewing is highly recommended and by appointment only via Paul Carr Erdington office.





## Property Specification

OFFERED FOR SALE WITH NO UPWARD CHAIN  
THIS MOST DELIGHTFUL AND  
CONTEMPORARY APARTMENT  
BRIEFLY COMPRISES;

**Entrance Hall**

**Kitchen/Lounge**

**6.31m (20'8") x 4.04m (13'3")**

**Bedroom 1**

**3.69m (12'1") x 3.18m (10'5")**

**Bedroom 2**

**3.18m (10'5") x 1.99m (6'6")**

**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: 22nd February 2023

### Viewer's Note:

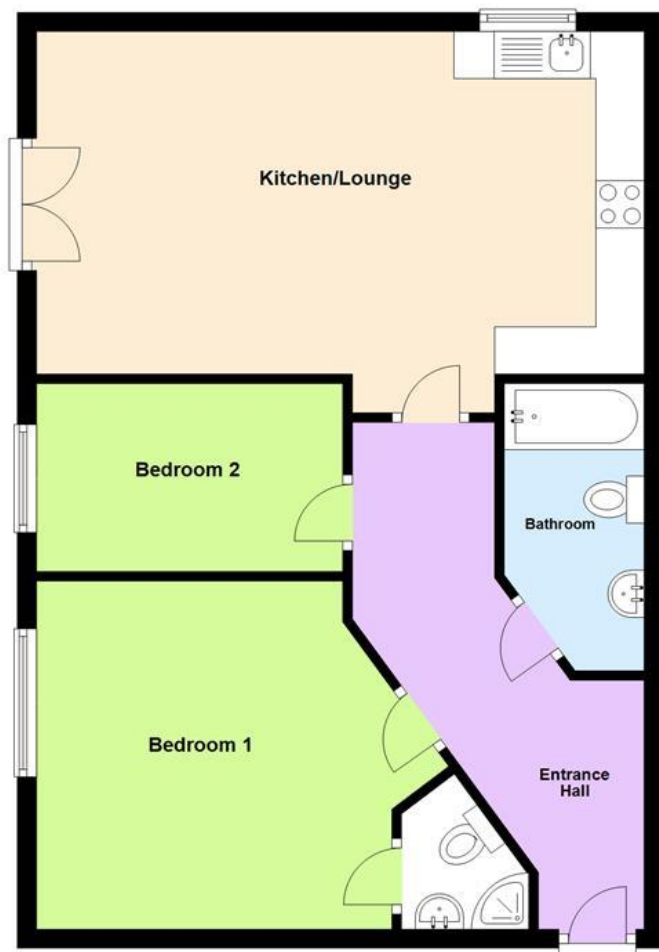
Services connected: Electric, water and drainage  
Council tax band: A  
Tenure: Leasehold 130 years from 26/8/04. 111 years remaining  
Ground Rent: £150 p.a.  
Service Charge: £1443 p.a.  
Total: £1593 p.a.



# Floor Plan

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

**Ground Floor**



## Energy Efficiency Rating

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

## Map Location

