



Arden Court, Kingsbury Road, Erdington  
Birmingham, B24 9NQ

£107,000

£107,000



This well proportioned first floor flat sits within close proximity of many sought after local amenities including shops, schools, park and transport links.

Offering the advantage of a lengthy lease and no onward chain the accommodation itself is accessed via a secure intercom entry system and incorporates a welcoming hall with doors leading off to a generous living room with storage off, a modern style fitted kitchen, including fridge/freezer and washing machine, well-proportioned bedroom with wardrobe and a bathroom with fitted white suite.

Sitting in well kept communal gardens with the benefit of a garage en-block the property must be viewed at the earliest opportunity to avoid disappointment.





### 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: 6th September 2025

**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.

## Property Specification

THIS WELL PROPORTIONED SUPERBLY LOCATED FIRST FLOOR FLAT WITH NO ONWARD CHAIN BRIEFLY COMPRISES;

**Hall**

**Living Room**  
**4.90m (16'1") x 3.28m (10'9")**

**Kitchen**  
**4.01m (13'2") max x 1.71m (5'7")**

**Bedroom**  
**4.01m (13'2") x 3.22m (10'7")**

**Bathroom**

### Viewer's Note:

Services connected: Electric, water and drainage

Council tax band: A

Tenure: Leasehold 955 years remaining, lease from 1.1.82

Ground Rent: £0

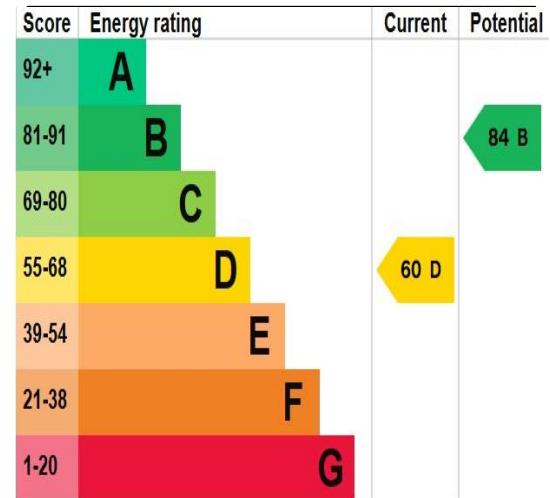
Service Charge: £2141

# Floor Plan

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



### Energy Efficiency Rating



### Map Location

