



Holly Lane, Erdington  
Birmingham, B24 9JX

**£120,000**



# Erdington

£120,000



Being immaculately redressed throughout this outstanding fully refurbished ground 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 is a must for viewing. Providing two double bedrooms a bright and spacious lounge/diner, white bathroom and fully redressed modern kitchen, this would be an ideal purchase for investors or first time buyers alike.

The property comprises:- own entrance door with store cupboard and hallway beyond, beautifully appointed lounge-dining room, two double bedrooms, a contemporary white bathroom, a fully fitted kitchen with appliances and its own enclosed lawned garden to the rear with gated access.

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

OUTSTANDING GROUND FLOOR MAISONETTE - FULLY  
REFURBISHED THROUGHOUT

CLOSE TO ARTERIAL TRANSPORT ROUTES ACCESSING A  
RANGE OF LOCAL AMENITIES TO INCLUDE SHOPS  
STORES AND SUPERMARKETS

IMMACULATELY PRESENTED BRIGHT AND SPACIOUS

LOUNGE DINER

REDRESSED FITTED KITCHEN

TWO BEAUTIFULLY APPOINTED DOUBLE BEDROOMS







## Property Specification

**THIS BEAUTIFULLY  
PRESENTED MAISONETTE  
BRIEFLY COMPRISES;**

**Porch**  
**5' 10" x 3' 3" (1.79m x 0.98m)**

**Living Room**  
**16' 2" x 11' 3" (4.93m x 3.44m)**

**Kitchen**  
**8' 8" x 8' 6" (2.64m x 2.60m)**

**Bedroom One**  
**13' 6" x 8' 11" (4.11m x 2.72m)**

**Bedroom Two**  
**10' 11" x 8' 11" (3.34m x 2.72m)**

**Shower Room**  
**6' 2" x 5' 7" (1.89m x 1.70m)**

### Agent's Note:

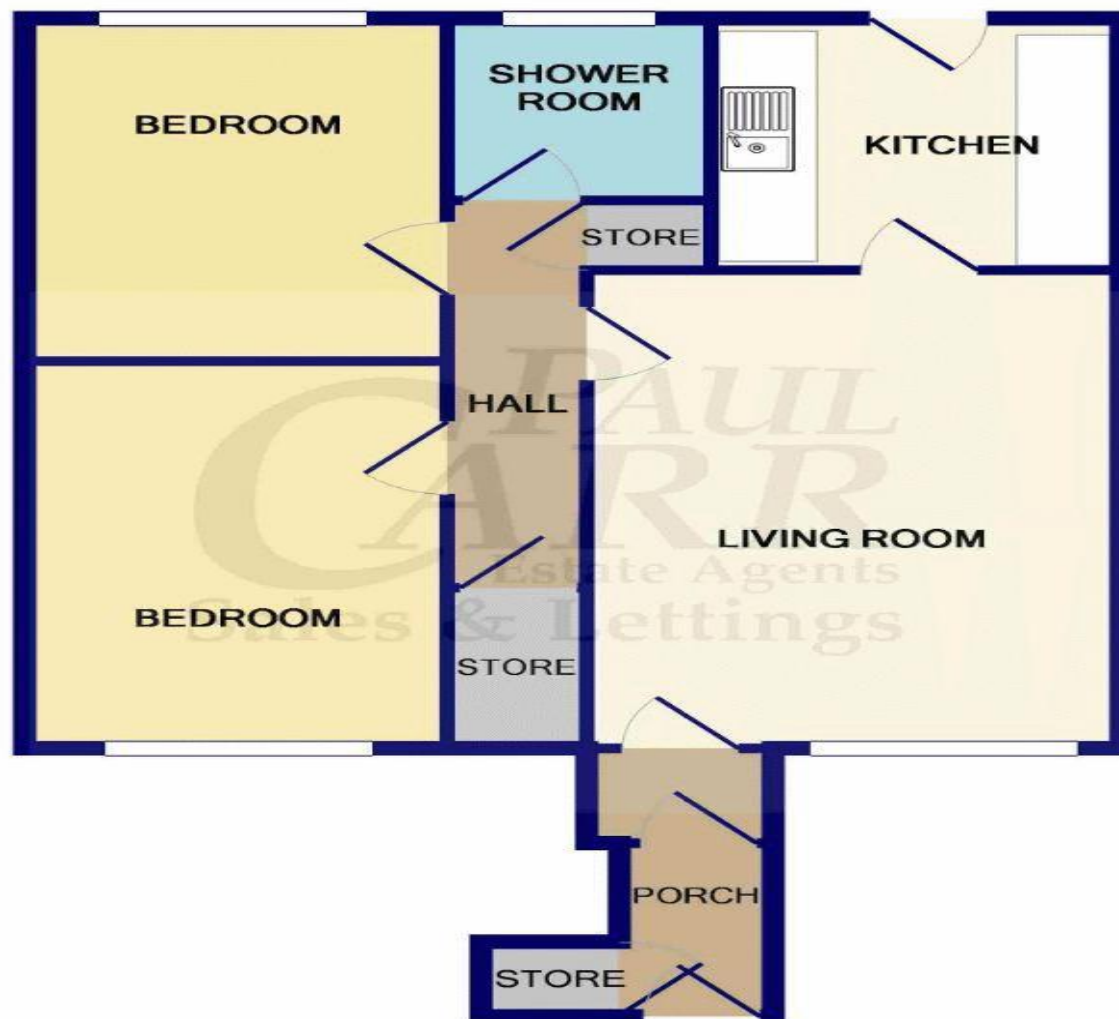
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 4th February 2021

### Viewer's Note:

Services connected: GAS CENTRAL HEATING NOW FITTED,  
electric, water and drainage  
Council tax band: B  
Tenure: Leasehold 44 years remaining,  
lease from 8th January 1965  
Ground Rent: £120

# Floor Plan

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



## Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Map Location

