



Lakeside Walk, Erdington
Birmingham, B23 7YP

Offers in the Region Of £135,000

Erdington

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OFFERED FOR SALE WITH VACANT POSSESSION - NO UPWARD CHAIN. Being well positioned with views across Brookvale Park Lake and offered with no upward chain this superbly presented ground floor apartment provides an excellent opportunity for both first time buyers, downsizers or investors alike.

The property on offer provides excellent arterial transport links to surrounding amenities whilst providing a quiet vista in a outstandingly well maintained and presented home.

The property briefly comprises entrance hallway with lounge/dining room facing toward the picturesque lake views, two bedrooms, a bathroom and fitted kitchen.

In addition to the maintained grounds the property also benefits from a garage in a separate block.

Viewing is highly recommended via selling agents Paul Carr Erdington for proceedable purchasers only.





Property Specification

THIS GROUND FLOOR APARTMENT
WITH DELIGHTFUL VIEWS
OVERLOOKING BROOKVALE PARK LAKE
BRIEFLY COMPRISES;

Hallway

Bedroom 1 4.38m (14'4") x 3.02m (9'11")

Bedroom 2 2.65m (8'8") x 2.36m (7'9")

Lounge 5.48m (18') x 3.02m (9'11")

Kitchen 2.88m (9'5") x 2.65m (8'8")

Shower Room 2.06m (6'9") x 1.75m (5'9")

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: 2nd January 2025

Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band: A
Tenure: Leasehold 956 years remaining, lease from 1st April 1982
Ground Rent/Service Charge: Approx £1166

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

Map Location

