



North Park Road, Erdington
Birmingham, B23 7XZ

Offers Over £100,000

Erdington

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This immaculate, well presented and newly refurbished first floor flat is ready to move straight into, offered with no upward chain and is ideal for First Time Buyers as well as buy to let investors.

Located on this popular development and with the added benefit of a long lease, this delightful flat is accessed via a communal entrance hall with security intercom system and stairs lead to the first floor landing. The reception hall has access to all accommodation and includes the master bedroom which is a spacious double with a built in wardrobe and a window to the side, whilst the second bedroom is an excellent single and has a window to the side and a built in cupboard. The modern bathroom has a white suite with tiled splash backs and a window to the side. The attractive lounge is bright and airy with a window and picture window to the front and feature décor wall whilst a door leads to the kitchen which has a variety of units, built in oven and hob, tiled splash backs and a window to the side.

Outside the communal grounds are well kept with a garage in a separate block whilst it is just a short walk from open park land as well as Brookvale Lake and this double glazed and Economy 7 Storage heated home must be viewed to fully appreciate all that is on offer. Under the Estate Agents Act 1979,

Paul Carr Estate Agents declare a personal interest in the sale of this property.





Property Specification

**NEWLY REFURBISHED
&
IMMACULATE FIRST FLOOR FLAT
TWO BEDROOMS
DOUBLE GLAZING & ECONOMY 7 HEATING
NO UPWARD CHAIN**

Hallway

Lounge 5.01m (16'5") x 3.32m (10'11")

Kitchen 3.31m (10'10") x 2.15m (7'1")

Bathroom 2.08m (6'10") x 1.70m (5'7")

Bedroom One 4.27m (14') x 2.89m (9'6")

Bedroom Two 2.77m (9'1") x 2.45m (8')

Garage In Separate Block

Close To Open Parkland

Viewer's Note:

Services connected: Electric, Water, Drainage
Council tax band: A
Tenure: Leasehold 999 years from 1st April 1982
Approximately 960 years remaining
Service Charge: Approximately £718.00 per half year,
including Ground Rent and Buildings Insurance.

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: 15th April 2021

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		
69-80	C	73 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

