



## City View, Erdington

Birmingham, West Midlands, B23 6GP

£130,000



NEWTON FALLOWELL are pleased to market this well presented two bedroom property situated on the much sought after Highcroft Hall development close to local amenities and transport links. The property is located on the second floor and comprises of two double bedrooms - one with an ensuite, living room, kitchen and family bathroom. The property benefits from an allocated parking space and the sale is with no upward chain. EPC; C

Lease details are as follows; Ground rent is £150.00 and Service charge is £1800.00 per year.

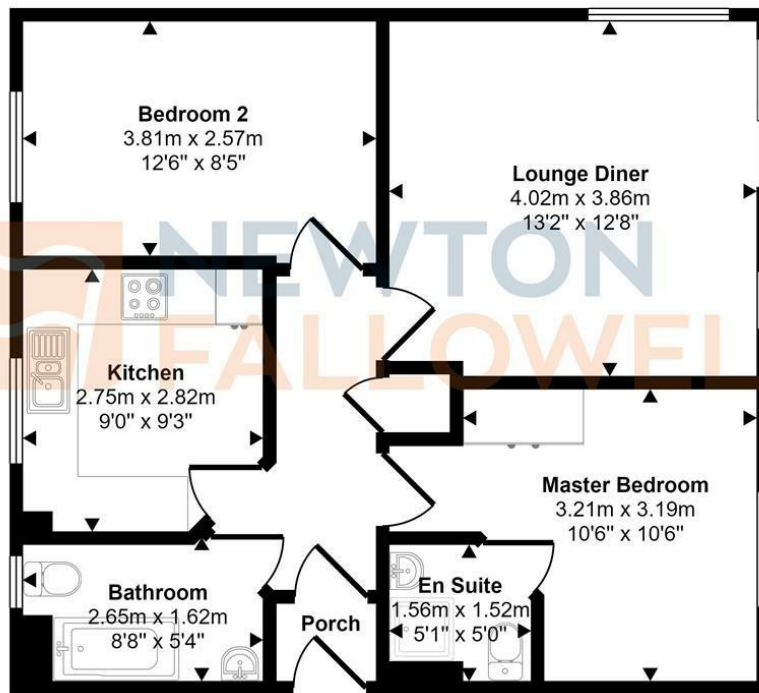
Get in touch today to book a viewing!

Draft Details - PLEASE NOTE THESE ARE DRAFT DETAILS AWAITING THE VENDORS APPROVAL AND CANNOT BE RELIED ON TO BE WHOLLY ACCURATE.

Disclaimer - These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.



Approx Gross Internal Area  
58 sq m / 624 sq ft

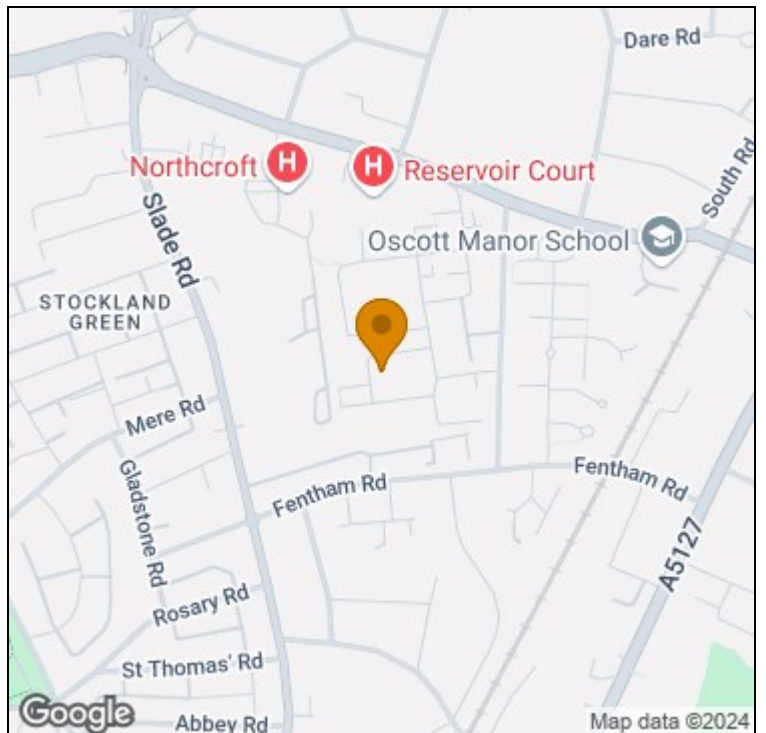


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <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 & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <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 environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



t: 01212709744 e: erdington@goodchilds-uk.com

[www.newtonfallowell.co.uk](http://www.newtonfallowell.co.uk)