



**New Church Gardens, Kingsbury Road,  
Erdington, Birmingham, B24 8QQ**

**£100,000**



# Erdington

£100,000



This one bedroom apartment benefits from having an open plan lounge/diner, fitted kitchen and full bathroom with white bathroom suite. Situated in a development of residential apartments, the location is ideal for both arterial transport routes and proximity to Erdington and further road and rail links to Birmingham. The property provides a garage to the lower ground floor area. Available to view **BY APPOINTMENT ONLY** and via Paul Carr Erdington.



## Floor Plan



## Location Map



## Property Specification

Entrance Hall

Reception Room

4.80m (15'9") x 3.30m (10'10")

Kitchen

3.00m (9'10") x 1.70m (5'7")

Bedroom

4.28m (14'1") x 3.31m (10'10")

Bathroom

2.48m (8'2") x 1.71m (5'7")

Garage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 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.

## Viewer's Note:

Services connected: Gas, electric, water and drainage  
Council tax band: A  
Tenure: Leasehold 87 years remaining  
Ground Rent: £10 Service Charge: £1200

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