



Lakeside Walk, Erdington
Birmingham, B23 7YP

£115,000

Erdington

£115,000

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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 delightful first floor apartment provides an excellent opportunity for both first time buyers, downsizers or investors alike.

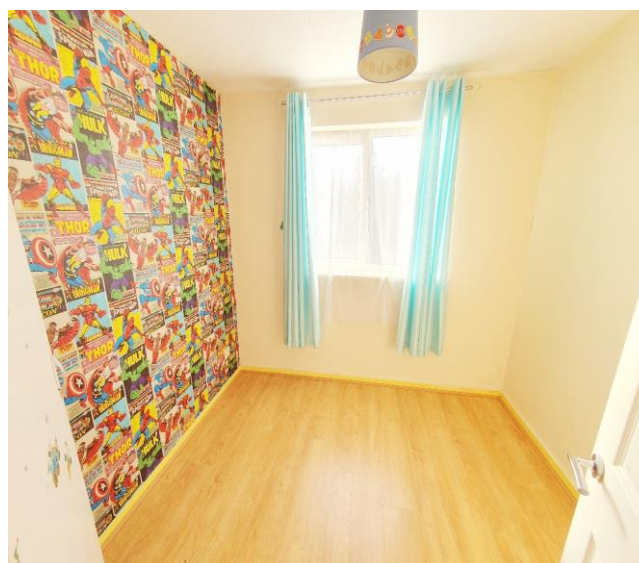
The property on offer provides excellent arterial transport links to surrounding amenities whilst providing a quiet vista in a outstandingly well maintained and presented home.

The property briefly comprises entrance hallway with lounge/dining room facing toward the picturesque Lake views, two bedrooms, a bathroom and luxury 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

OFFERED FOR SALE WITH VACANT POSSESSION
NO UPWARD CHAIN
AND LEASE EXTENDED TO 2981
THIS ATTRACTIVE PROPERTY BRIEFLY COMPRISES;

Entrance Hall

Bedroom 2 2.64m (8'8") x 2.38m (7'10")

Bedroom 1 4.37m (14'4") max x 3.03m (9'11")

Lounge/Diner 5.48m (18') x 3.14m (10'4")

Kitchen 2.78m (9'1") x 2.51m (8'3")

Bathroom 2.01m (6'7") x 1.50m (4'11")

Agent's Note:

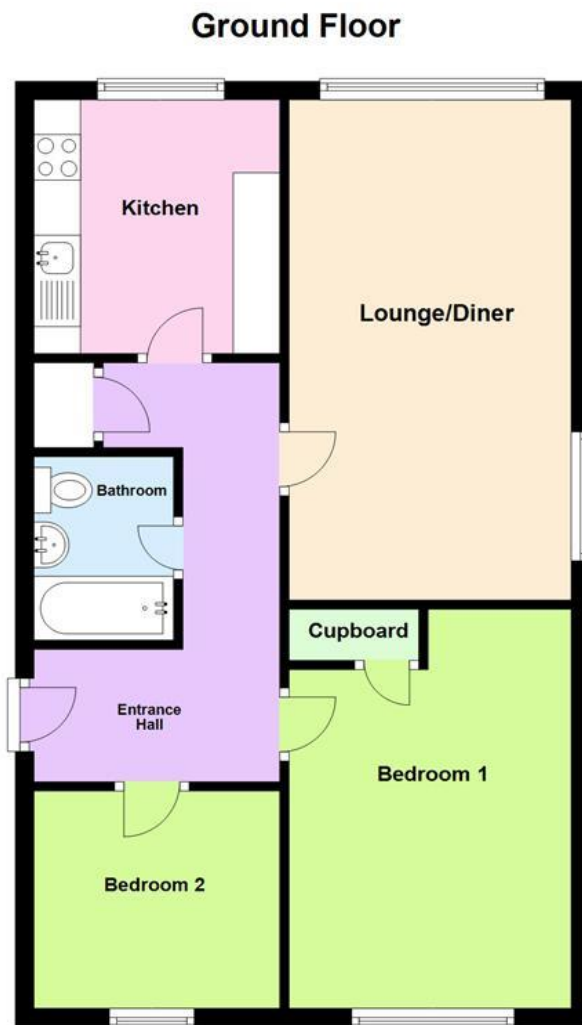
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 14th December 2022

Viewer's Note:

Services connected: Elec, water, drainage,
Council tax band: A
Tenure: Leasehold 958 years remaining
Lease 999 years from 1.4.82.
Service Charge: £1296

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		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

