



Ward Street, Erdington
Birmingham, B23 6GL

£125,000

Erdington

£125,000



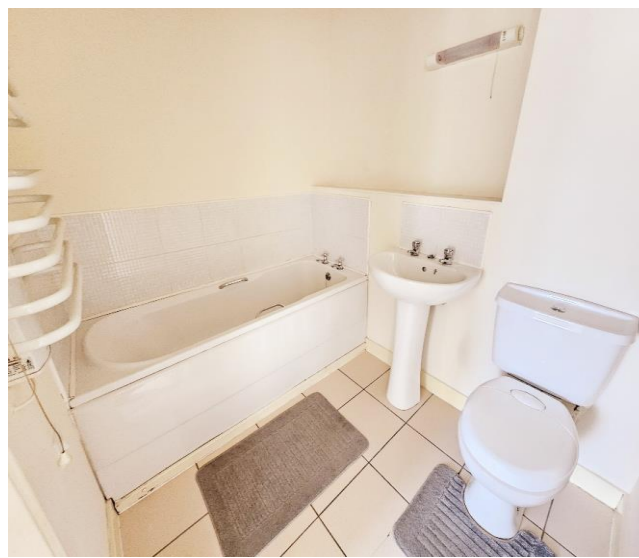
Offered for sale WITH NO UPWARD CHAIN, this well presented two bedroom, second floor apartment has allocated parking and is conveniently located for arterial road and rail access to Birmingham City Centre.

With entrance hallway, spacious lounge and two double bedrooms, Master with en-suite, further bathroom with full white suite and fully fitted good sized kitchen.

Viewing is highly recommended and by appointment only via Paul Carr Erdington office.

OFFERED FOR SALE WITH NO UPWARD CHAIN
A MOST DELIGHTFUL CONTEMPORARY
APARTMENT IDEAL FOR INVESTORS AND FIRST
TIME BUYERS A LIKE
EXCELLENT LOCATION FOR ACCESS TO
ERDINGTON AND BIRMINGHAM CENTRES BY
ROAD AND RAIL
BRIGHT SPACIOUS LOUNGE/DINER
TWO DOUBLE BEDROOMS





Property Specification

THIS MOST DELIGHTFUL
CONTEMPORARY APARTMENT
BRIEFLY COMPRISES;

Entrance Hall

Bedroom 1 3.95m (13') max x 2.65m (8'8")

En-suite

Bedroom 2 3.59m (11'9") x 2.65m (8'8")

Bathroom

**Lounge/Dining Area
4.66m (15'3") x 3.69m (12'1")**

Kitchen 3.88m (12'9") x 1.87m (6'2")

Agent's Note:

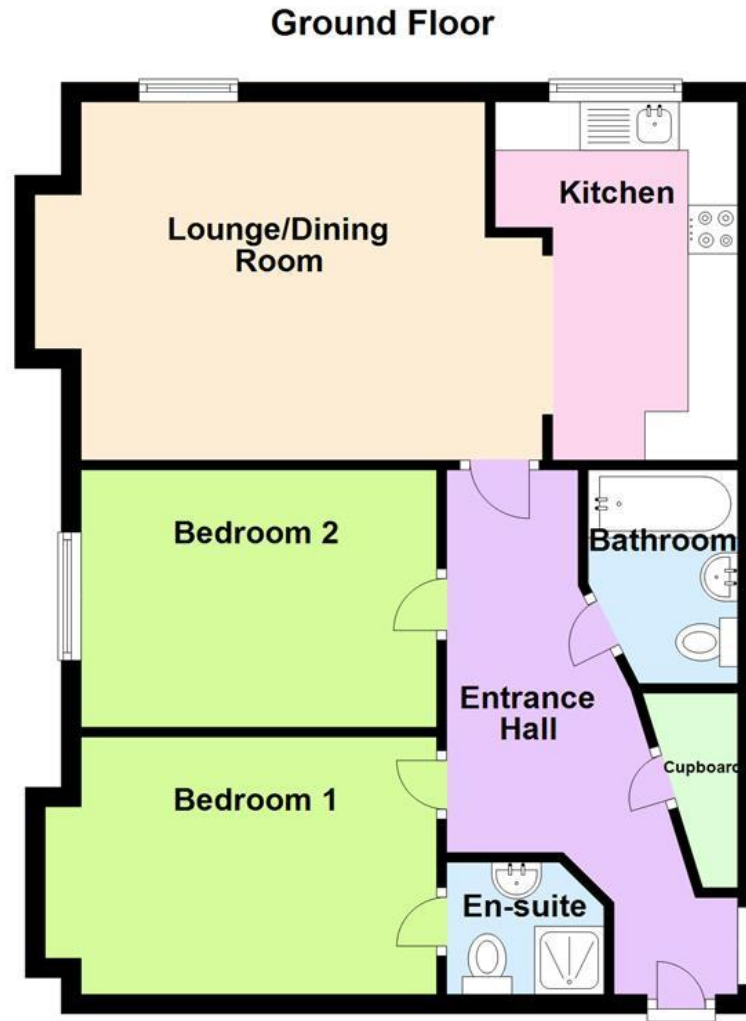
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 12th April 2024

Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band: A
Tenure: Leasehold 135 years remaining
Ground Rent: £145
Service Charge: £1579

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 | | 83 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

