



Norfolk House, Westland Close, Erdington
Birmingham, B23 6LN

£99,950

Erdington

£99,950



Situated in a quiet landscaped development this delightful first floor apartment benefits from a tranquil setting whilst being on the cusp of arterial road and rail access to Erdington, Boldmere and Birmingham City Centre.

Ideal for both first time buyers and investors alike the apartment on offer benefits from communal grounds with individual access via a spacious hallway with storage to a bright open plan contemporary lounge diner, having a fitted modern kitchen with matching units thereto, spacious double bedroom and bathroom with full white modern suite.

To the outside views over the aforementioned landscaped gardens provide a delightful engaging perspective. Parking to the property is communal.

Viewing is highly recommended and via selling agents Paul Carr Erdington office for proceedable buyers by appointment only.





Property Specification

OFFERING CONTEMPORARY SPACIOUS
AND BRIGHT PRESENTATION
THROUGHOUT
THE PROPERTY BRIEFLY COMPRISES;

Hallway

Storage

Airing cupboard

Lounge
5.03m (16'6") max x 3.35m (11')

Kitchen
3.83m (12'7") x 2.10m (6'11")

Bedroom
3.81m (12'6") x 3.03m (9'11")

Bathroom
1.92m (6'4") x 1.88m (6'2")

Cupboard

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: 13th May 2024

Viewer's Note:

Services connected: Water, electricity and drainage
Council tax band: A
Tenure: Leasehold 147 years remaining
Service Charge: £1142

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

