



Parkfield House, Gravelly Hill, Erdington
Birmingham, B23 7NR

£110,000

Erdington

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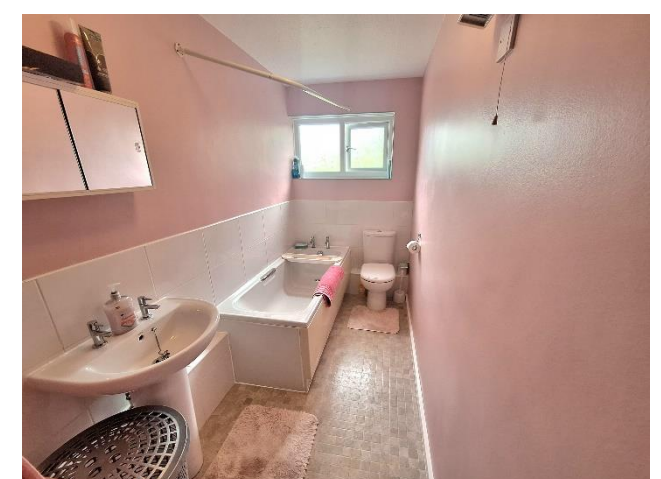


Paul Carr Estate Agents are delighted to offer this fantastic opportunity to purchase a deceptively spacious, two bedroom flat situated in a great location close to local schools, shops and amenities. The property is set behind a lawn area and communal parking.

Approaching from the car park access is provided by a secure communal door, further inspection of the flat reveals a spacious entrance hall with various doors leading off and two very useful storage cupboards. The two bedrooms are generous in size and the master benefits from a built-in wardrobe. The lounge dining area is a great size offering you all the space you need in order to have a great living space as well as dining area. The room is filled with natural light by the large window to the side aspect. The kitchen comprises a range of base, wall and drawer units, stainless steel sink and drainer unit and a fitted electric oven and hob.

Completing the internal accommodation is the bathroom, comprising bath, wash hand basin and close-coupled w.c.

The property offers a fantastic opportunity for investors and first-time buyers.





Property Specification

THIS DECEPTIVELY SPACIOUS
TWO DOUBLE BEDROOM FLAT
BRIEFLY COMPRISES;

Hallway

Reception Room 4.57m (15') x 3.44m (11'3")

Kitchen 3.63m (11'11") x 1.63m (5'4")

Bedroom 1 3.83m (12'7") max x 3.26m (10'8")

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Bedroom 2 3.20m (10'6") x 2.21m (7'3")

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Bathroom 3.62m (11'11") max x 1.44m (4'9")

Garage

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: 10th May 2024

Viewer's Note:

Services connected: Electric, water and drainage
Council tax band: A
Tenure: Leasehold 84 years remaining
Ground Rent: n/a
Service Charge: £1310 per annum

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		72 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

