



Lecanvey, Summer Road, Erdington
Birmingham, B23 6DY

£80,000

Erdington

£80,000



Offered with no upward chain and with an extended lease of with 132 years remaining, this one bedroom first floor apartment benefits from having been redecorated throughout and offers, fitted kitchen and white bathroom suite.

Situated in a development of residential apartments, the location is ideal for both arterial transport routes and proximity to Erdington centre and further road and rail links to Birmingham.

The property provides an open plan lounge, fitted kitchen, diner/study, a double bedroom, bathroom, secure gated rear parking in allocated space and is set in well maintained grounds.

Available to view **BY APPOINTMENT ONLY** and via Paul Carr Erdington for proceedable purchasers





Property Specification

THIS FIRST FLOOR APARTMENT CLOSE TO ERDINGTON CENTRE IDEAL FOR FIRST TIME BUYERS AND INVESTORS ALIKE BRIEFLY COMPRISES;

Entrance Hall

Open Plan Lounge/Kitchen
4.76m (15'7") x 4.10m (13'5")

Dining Area/Study
3.53m (11'7") x 2.25m (7'4")

Bedroom
3.63m (11'11") x 3.00m (9'10")

Bathroom

Agent's Note:

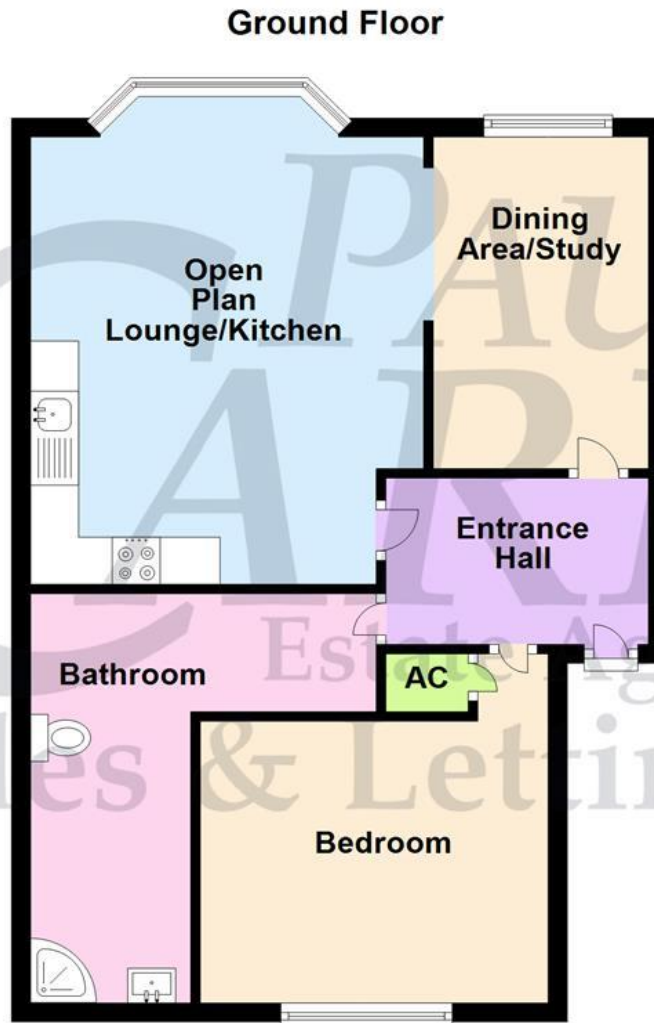
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Came on the market: 10th June 2024

Viewer's Note:

Services connected: Water, drainage and electricity
Council tax band: B
Tenure: 132 years remaining, lease from 1st January 2007

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 | 76 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

