



Severn Court Alwynn Walk, Erdington
Birmingham, B23 7YY

Offers in the Region Of £119,995

Erdington

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Absolutely outstanding and demanding early viewing this beautifully presented two double bedroom second floor apartment benefits from panoramic views throughout.

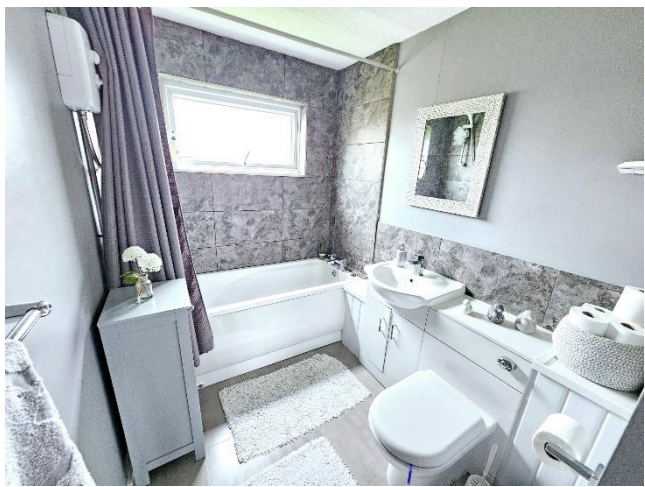
Situated in a development of residential homes and apartments, the location is ideal for both arterial transport routes and proximity to Erdington with further road and rail links to Birmingham city centre.

The property briefly provides a sumptuous expansive lounge diner, fitted kitchen with a range of matching wall and base units, two double bedrooms, and a modern contemporary bathroom with full white suite.

To the outside is a well maintained landscaped communal gardens and parking with separate garage in detached complex.

This delightful property is available to view via Paul Carr Erdington, viewings are for proceedable purchasers only.





Property Specification

BEAUTIFULLY APPOINTED APARTMENT
PRESENTED TO HIGH CONTEMPORARY STANDARD
THROUGHOUT
IDEAL FOR FIRST TIME BUYERS OR INVESTORS
TWO DOUBLE BEDROOMS
WELL APPOINTED KITCHEN AND BATHROOM

Entrance Hall

Bedroom 1 3.56m (11'8") x 3.12m (10'3")

Bedroom 2 2.89m (9'6") x 2.21m (7'3")

Bathroom

Lounge 5.37m (17'7") x 2.96m (9'9") max

Kitchen 2.89m (9'6") x 2.73m (8'11") max

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: 15th October 2024

Viewer's Note:

Services connected: Electric, water and drainage
Council tax band: A
Tenure: Leasehold 964 years remaining
lease from 7th April 2015
Service Charge: £1138

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		80 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Map Location

