



Alwynn Walk, Erdington,  
Birmingham, B23 7FB

Offers in the Region Of £230,000



# ERDINGTON

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Being well positioned adjacent to magnificent walks surrounding Brookvale Park Lake this delightful and extended family home provides an excellent opportunity for all.

The property on offer provides excellent arterial transport links to surrounding amenities.

A well maintained and presented home with parking to the front. The property briefly comprises entrance porch with hallway accessing lounge and WC, separate formal dining room, appointed fully fitted kitchen, an extension to the rear providing a utility and garage. To the first floor are three good size bedrooms and family bathroom with full white suite.

In addition to the rear is a good size garden being exceptionally well maintained and offering lawn section with decking space.

The property also benefits from a side garage, the footings of which are double skimmed, which makes it suitable for extension. There is also a further garage in a separate block.

Viewing is highly recommended via selling agents Paul Carr Erdington for proceedable purchasers only.







## Property Specification

**THIS WELL PRESENTED  
PROPERTY  
BRIEFLY COMPRISES;**

Porch

Hallway

WC 1.93m (6'4") x 0.79m (2'7")

Reception Room 4.51m (14'10") x 3.57m (11'9")

Dining Room 3.08m (10'1") x 2.97m (9'9")

Kitchen 2.91m (9'7") x 2.25m (7'5")

Utility 4.82m (15'10") x 1.39m (4'7")

Landing

Bedroom 3.60m (11'10") x 2.94m (9'8")

Bedroom 4.55m (14'11") x 2.76m (9'1")

Bedroom 3.44m (11'3") max x 1.75m (5'9")

Bathroom 1.92m (6'4") x 1.80m (5'11")

Garage 5.29m (17'4") x 4.86m (15'11")

### 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 April 2024

### Viewer's Note:

Services connected: Gas, electric, water and drainage  
Council tax band: B  
Tenure: Freehold

# 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		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

