



Newland Court, Alwynn Walk, Erdington
Birmingham, B23 7FL

Offers in the Region Of £120,000

Erdington

Offers in the Region Of £120,000



OFFERED FOR SALE WITH NO UPWARD CHAIN - Absolutely outstanding and demanding early viewing this beautifully presented two bedroom first floor apartment benefits from panoramic views throughout. Heating is via electric wall heaters, (which includes 'Rointe' electric smart heaters in the lounge and hallway), there is a heated towel rail in bathroom.

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 hallway with smoke alarm fitted. Off the hall is a sumptuous expansive lounge diner, fitted kitchen with a range of matching wall and base units including integrated dishwasher and free-standing washing machine. There are two double bedrooms, both with fitted wardrobes and a modern contemporary bathroom with full white suite.

The property also benefits from an immersion heater for hot water, together with a water meter and Smart electric meter.

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

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





Property Specification

THIS BEAUTIFULLY APPOINTED APARTMENT
PRESENTED TO HIGH CONTEMPORARY
STANDARD THROUGHOUT
BRIEFLY COMPRISES;

Hallway 14' 3" x 5' 0" (4.34m x 1.52m)

Bedroom 1 12' 0" x 12' 5" (3.65m x 3.78m)

Bedroom 2 11' 0" x 7' 0" (3.35m x 2.13m)

Lounge/Diner 18' 0" x 9' 9" (5.48m x 2.97m)

Kitchen 2.88m (9'5") x 2.73m (8'11")

Bathroom 10' 5" x 5' 9" (3.17m x 1.75m)

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: 22nd January 2025

Viewer's Note:

Services connected: Gas, electric, water, drainage
Council tax band: A
Tenure: Leasehold 964 years remaining, lease from 4th
February 2014
Service Charge: £1139.75

Floor Plan

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



Total area: approx. 58.1 sq. metres (625.2 sq. feet)

Energy Efficiency Rating

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

Map Location

