



Northcroft Way, Erdington,
Birmingham, B23 6GE

Offers in the Region Of £125,000

Erdington

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OFFERED FOR SALE WITH NO UPWARD CHAIN - VACANT POSSESSION UPON COMPLETION. Contemporary presented throughout with open views to lawned grounds to the fore with southerly front perspective - an absolute must for viewing! This ground floor apartment is a must for first time buyers and investors alike.

The property has allocated parking to the rear with stone chipped fore garden. There is direct door access into the apartment which boasts fabulous bright contemporary presentation and has a fully fitted kitchen off with internal hallway.

Facing the fore are two double bedrooms, the master bedroom having en-suite shower room. Additionally there is a full modern bathroom with contemporary tiling and white suite.

Providing a lease term of 135 years remaining, an apartment this a delightful home and demands attention.

Viewing via the selling agents Paul Carr Erdington is highly recommended.





Property Specification

OFFERED FOR SALE WITH NO UPWARD CHAIN
A CONTEMPORARY GROUND FLOOR APARTMENT IDEAL
FOR INVESTORS AND FIRST TIME BUYERS A LIKE
EXCELLENT LOCATION FOR ACCESS TO ERDINGTON AND
BIRMINGHAM CENTRES BY ROAD AND RAIL
BRIGHT SPACIOUS LOUNGE/DINER
FULLY FITTED KITCHEN WITH APPLIANCES

Lounge/Dining room
4.62m x 3.35m

Kitchen
3.54m x 2.52m

Bedroom one
3.93m x 2.68m

Bedroom two
3.58m x 2.64m

Bathroom
2.42m x 2.15m

Shower room
2.52m x 1.5m

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:

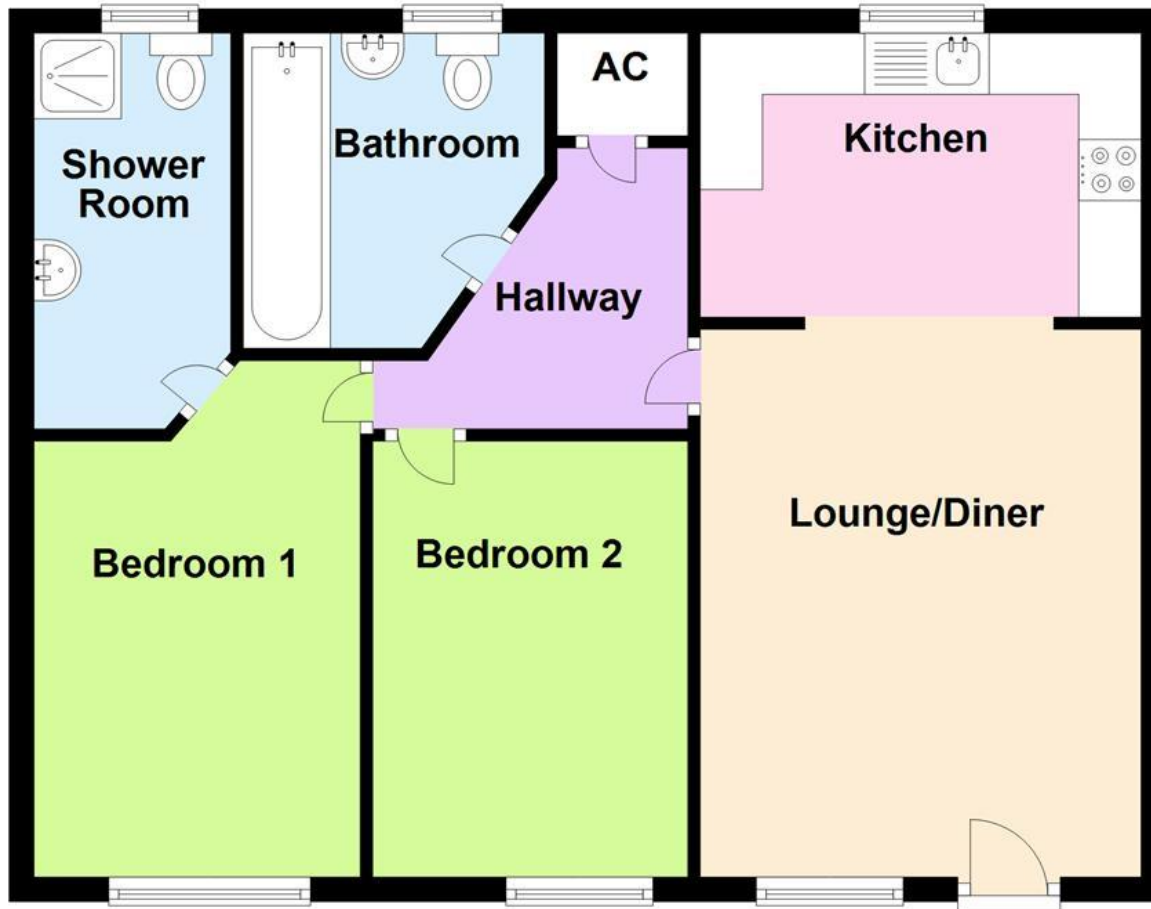
Viewer's Note:

Services connected: ELEC. WATER AND DRAINAGE
Council tax band: A
Tenure: 135 years remaining, lease from 1st October 2007
Ground Rent: tbc
Service Charge: tbc

Floor Plan

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

Ground Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

