



Northcroft Way, Erdington
Birmingham, B23 6GE

Offers in Excess of £130,000

Erdington

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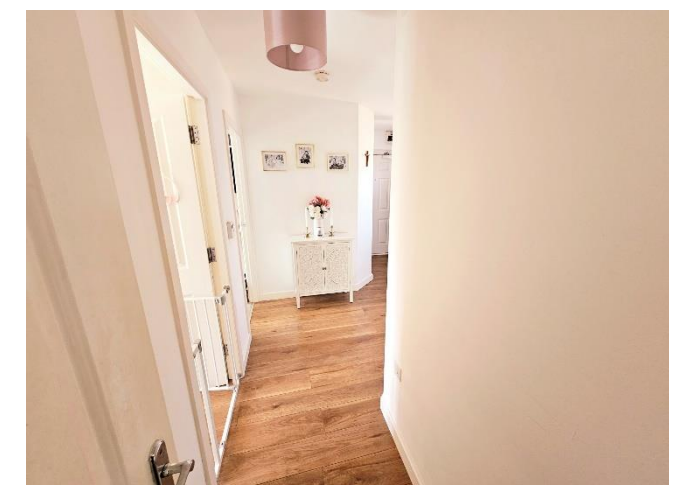
Offered for sale and bound to impress this outstanding apartment has been fully refurbished and redressed to a high standard throughout. Being situated within a short distance to public transport routes and local schooling, the property on offer represents a great opportunity for first time buyers and is a truly a 'move straight into' home.

The property briefly comprises; an expansive entrance hallway, providing independent access to all rooms with a sumptuous front facing living room with South facing views over open grounds. To the rear is an open magnificent fully fitted kitchen with a range of integrated appliances and matching base and wall units with space for upright fridge freezer. The property further offers two double bedrooms, the master bedroom benefitting from an en-suite shower room, both rooms also with outstandingly high level of presentation and again having panoramic views to the grounds and horizon beyond, The bathroom to this delightful home has unsurprisingly been fitted to an exceptional standard and offers a full white suite.

To the outside the grounds are maintained under the terms of the service contract and an allocated car space is included.

Providing a rare opportunity, we would suggest booking now to avoid disappointment.

Viewing is highly advised and via selling agents Paul Carr Erdington.





Property Specification

AN OUTSTANDING AND BEAUTIFULLY CREATED AND CRAFTED APARTMENT WITH OUTSTANDING SOUTHERLY VIEWS WHICH BRIEFLY COMPRISES;

Hall

Bedroom 1 3.60m (11'10") x 2.50m (8'2")

En-suite

Bedroom 2 3.58m (11'9") x 2.62m (8'7")

Living Room 4.05m (13'3") x 2.50m (8'2")

Kitchen 3.71m (12'2") x 1.90m (6'3")

Bathroom

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: 30th August 2024

Viewer's Note:

Services connected: Electric, water and drainage
Council tax band: A
Tenure: Leasehold 135 years remaining
lease from 1st October 2004
Ground Rent: £276
Service Charge: £1692

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	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

