



City View, Erdington, Birmingham



Property Description

This well-proportioned ground-floor apartment offers practical accommodation within the established City View development in Erdington. The property is arranged around a central entrance hall and includes two double bedrooms, a main bathroom, an en-suite shower room and a separate fitted kitchen.

The lounge/diner provides ample space for both seating and dining furniture, with glazed doors allowing plenty of natural light and opening directly onto the communal grounds. The apartment would suit first-time buyers, downsizers or investors seeking a conveniently positioned property within easy reach of Erdington's local shops, transport connections and everyday amenities.

Entrance Porch

The apartment is entered through a private entrance porch, leading into the main hallway.

Entrance Hall

A central hallway providing access to the lounge/diner, kitchen, both bedrooms, bathroom and en-suite facilities. The hall also includes a useful built-in storage cupboard

Lounge/Diner

A spacious reception room offering clearly defined areas for both living and dining furniture. Glazed double doors provide natural light and open directly onto the communal grounds.

Kitchen

Fitted with a range of wall and base units, work surfaces and tiled flooring. The kitchen includes an integrated oven, inset hob and extractor hood, with space for further freestanding appliances and a window providing natural light.

Bedroom One

A generous double bedroom with space for wardrobes and additional bedroom furniture. A door leads directly into the en-suite shower room.

En-Suite

Fitted with a shower enclosure, wash hand basin and low-level WC.

Bedroom Two

A second well-proportioned bedroom suitable for use as a double bedroom, guest room or home office.

Bathroom

Fitted with a panelled bath with shower attachment and screen, wash hand basin and low-level WC. The room also benefits from tiled flooring and a window.

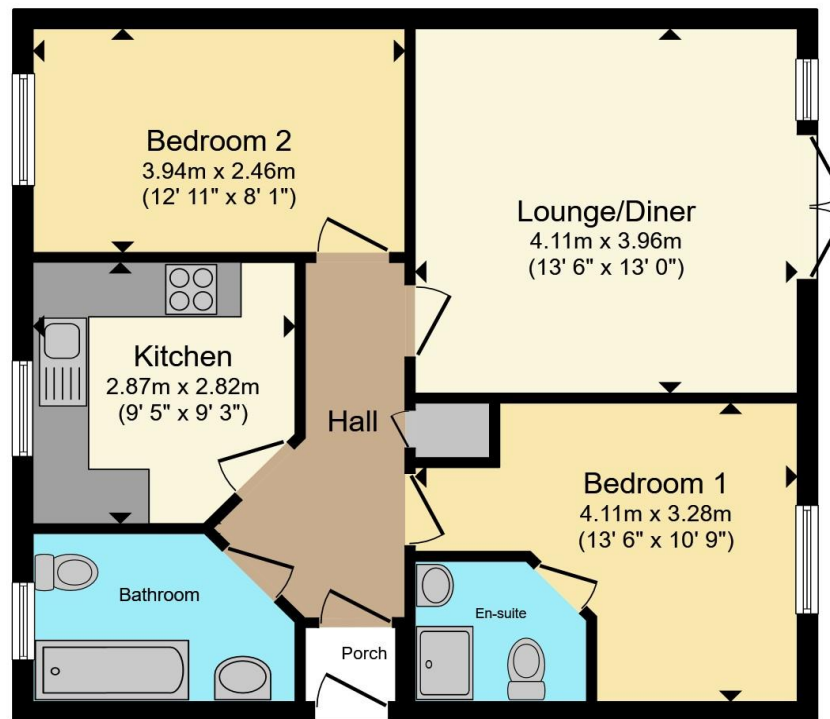
Rear And Communal Grounds

The lounge/diner opens directly onto the communal grounds, providing an attractive outlook and convenient access to the outside space.









Total floor area 59.4 m² (639 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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Unit 3 Queens Court, Gravelly Hill Erdington
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EPC Rating: C Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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