



Lakeside Walk, Erdington
Birmingham, B23 7YP

Offers Over £120,000

Erdington

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This superbly located two bed ground floor flat occupies an enviable position, enjoying stunning views over the local lake and parkland.

Offered with no onward chain the accommodation is accessed via communal doors front and rear, with intercom entry system and includes a welcoming hall, well proportioned lounge dining room, bathroom with fitted white suite and a kitchen.

Outside there are lawned gardens, residents parking and a garage en-block.

An early viewing must be undertaken in order to fully appreciate the opportunity on offer and avoid disappointment.





Property Specification

THIS TWO BEDROOM
GROUND FLOOR FLAT
BRIEFLY COMPRISES;

Hall

Lounge Dining Room
5.21m (17'1") x 2.99m (9'10")

Bedroom 1
3.78m (12'5") x 2.99m (9'10")

Bedroom 2
2.59m (8'6") x 2.35m (7'8") max

Bathroom

Kitchen
2.75m (9') x 2.59m (8'6")

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: 17th November 2025

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

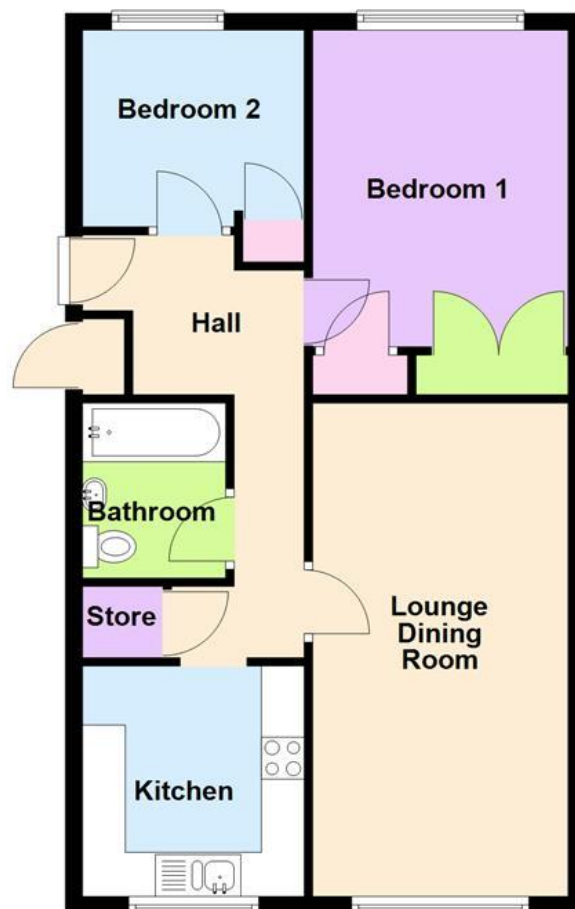
Viewer's Note:

Services connected: Electric, water and drainage
Council tax band: A
Tenure: Leasehold 999 years from 1982. 956 years remaining
Service Charge: £1718

Floor Plan

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

Approx. 56.6 sq. metres (609.6 sq. feet)



Total area: approx. 56.6 sq. metres (609.6 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

