PAUL CARR Estate Agents Sales & Lettings

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Alwynn Walk, Erdington
Birmingham, B23 7YY

£220,000

Erdington

£220,000

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This well presented end of terrace property occupies a most enviable corner plot with a generous garden and direct garage access.

Ideally situated for local amenities including a nearby park, school and transport links the house also boasts the advantage of having no onward chain.

Accessed via a recessed porch the ground floor accommodation includes a reception hall with doors leading off to a generous living room with a conservatory/garden room off and fitted kitchen.

To the first floor there are three well proportioned bedrooms complimented by a family shower room.

Outside there is a fore-garden and secure gated side access to the corner plot garden, patio and detached garage.

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





















Property Specification

THIS SUPERBLY LOCATED
END OF TERRACE PROPERTY
BRIEFLY COMPRISES;

Porch

Hall

Kitchen
2.90m (9'6") max x 2.84m (9'4")

Living Room
5.17m (17') x 4.83m (15'10") max

Conservatory
2.90m (9'6") x 2.25m (7'5")

Landing

Bedroom 1
4.51m (14'9") x 2.90m (9'6")

Bedroom 2
2.90m (9'6") x 2.84m (9'4")

Bedroom 3
3.03m (9'11") x 2.05m (6'9")

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: 27th October 2026

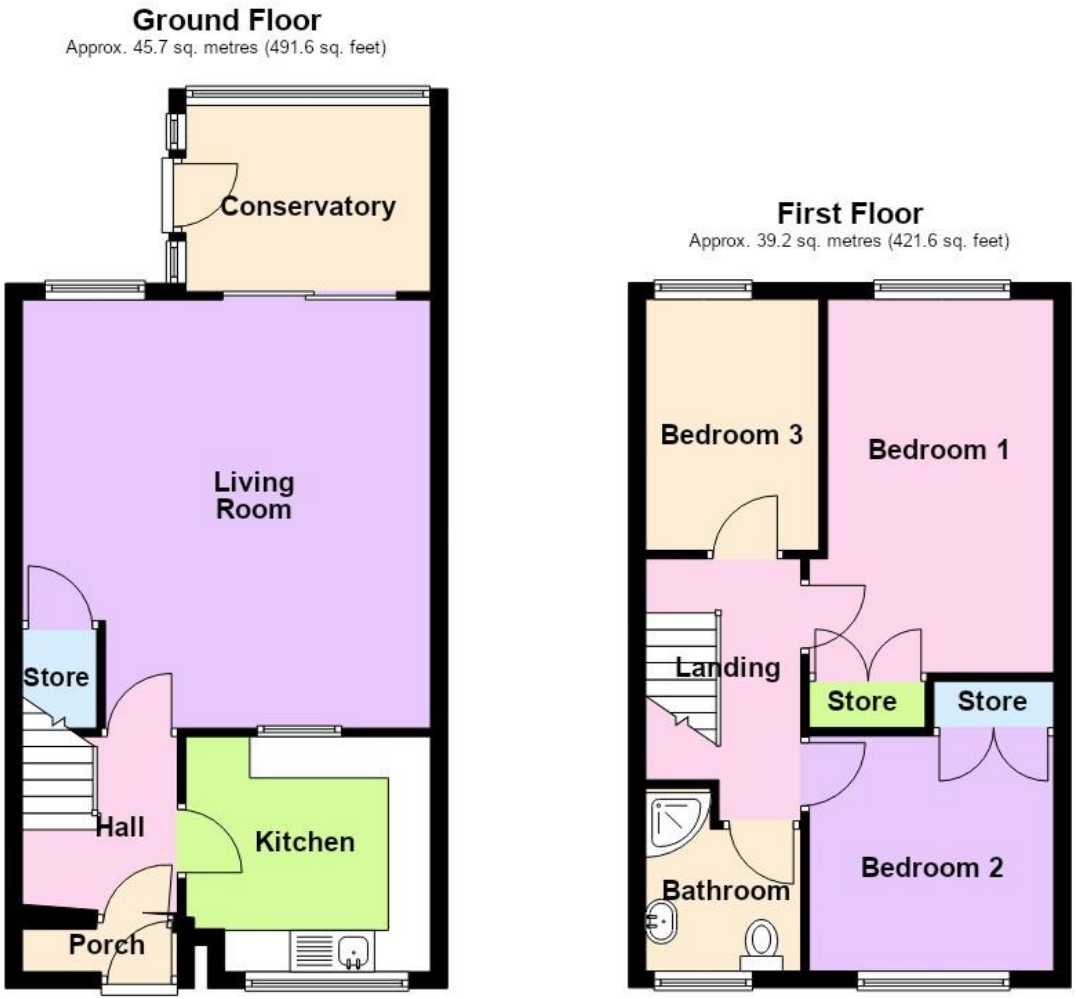
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 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: Gas, electric, water and drainage
Council tax band: B
Tenure: Freehold

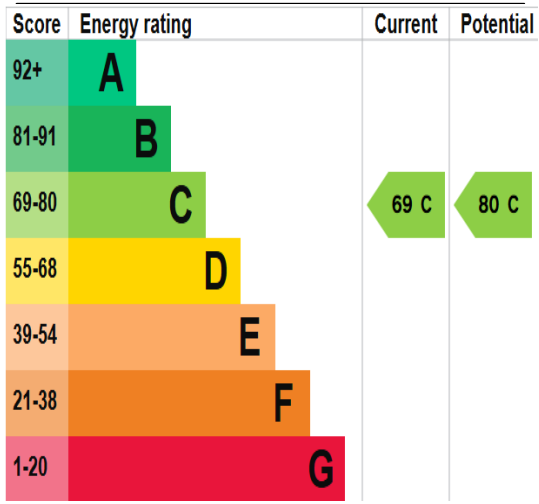
Floor Plan

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



Total area: approx. 84.8 sq. metres (913.1 sq. feet)

Energy Efficiency Rating



Map Location



www.paulcarrestateagents.co.uk
OnTheMarket.com
rightmove.co.uk
The UK's number one property website
The Property Ombudsman