



Lakeside Walk, Erdington
Birmingham, B23 7YT

Guide Price £100,000

Erdington

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This superbly located ground floor flat benefits from a long lease with a share of the freehold and occupies an enviable location set in this peaceful cul-de-sac enjoying unrivalled views over the local park and lake.

Offering the advantage of no onward chain the accommodation itself is accessed via a secure communal entrance with intercom system.

A welcoming hallway leads to the well proportioned living room with a stunning outlook, a kitchen two well proportioned bedrooms and a family bathroom.

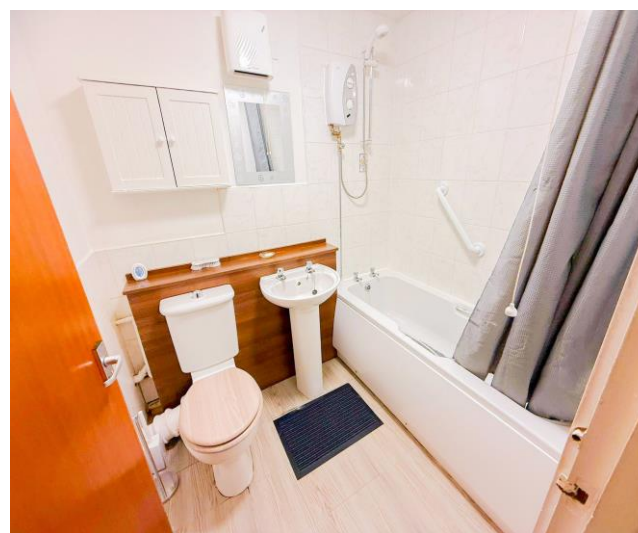
Outside communal gardens lead onto the parkland and lake along with a residents drying area, parking and garage block.

Being within close proximity of local shops, schools and transport links an early viewing is essential in order to fully appreciate the opportunity on offer and avoid disappointment.



Property Specification

BEING SOLD BY PAUL CARR MODERN AUCTION (BUY IT NOW OPTION AVAILABLE) - RESERVATION FEE APPLIES
THIS GROUND FLOOR FLAT IN SOUGHT CUL DE SAC BRIEFLY COMPRISES;



Hall

Living Room 5.33m (17'6") x 3.10m (10'2")
max

Kitchen 2.77m (9'1") x 2.49m (8'2")

Bedroom 1 4.37m (14'4") x 3.00m (9'10")

Bedroom 2 2.57m (8'5") x 2.39m (7'10") max

Bathroom

Garage in Block

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: 8th April 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 £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 956 years remaining and share of Freehold
Service Charge: £1260

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		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

