



**8, Newland Court, Alwynn Walk, Erdington, B23 7FL  
£950**

**2 Bedrooms, 1 Bathrooms, 1 Reception Rooms**

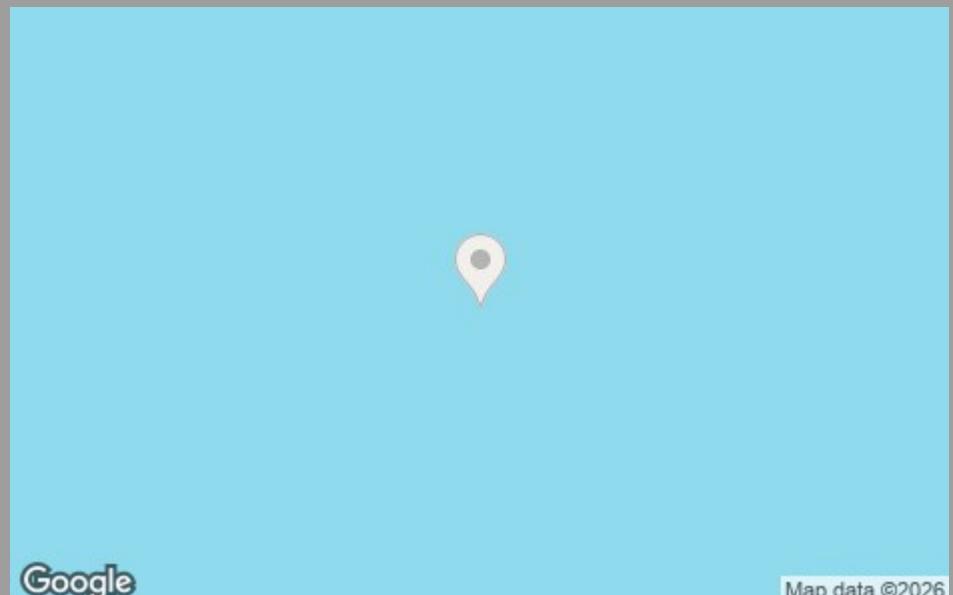


Welcome to this charming flat located in the desirable area of Newland Court, Alwynn Walk, Erdington, Birmingham. This delightful property features a well-proportioned reception room, perfect for relaxing or entertaining guests. With two comfortable bedrooms, this flat is ideal for small families, couples, or individuals seeking a peaceful retreat.

The flat also includes a well-appointed bathroom, ensuring convenience and comfort for all residents. Although the property does not specify its size, the layout is designed to maximise space and functionality, making it a practical choice for modern living.

Situated in a vibrant community, this flat offers easy access to local amenities, including shops, parks, and public transport links, making it an excellent choice for those who value convenience and connectivity. Whether you are looking to invest or find a new home, this property presents a wonderful opportunity to enjoy life in Birmingham.

Do not miss the chance to view this lovely flat in Newland Court, where comfort and convenience come together in a welcoming environment.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC