



**2, York Road, Erdington, B23 6TE**

**£239,950**

**1 Bedrooms, 1 Bathrooms, 0 Reception Rooms**



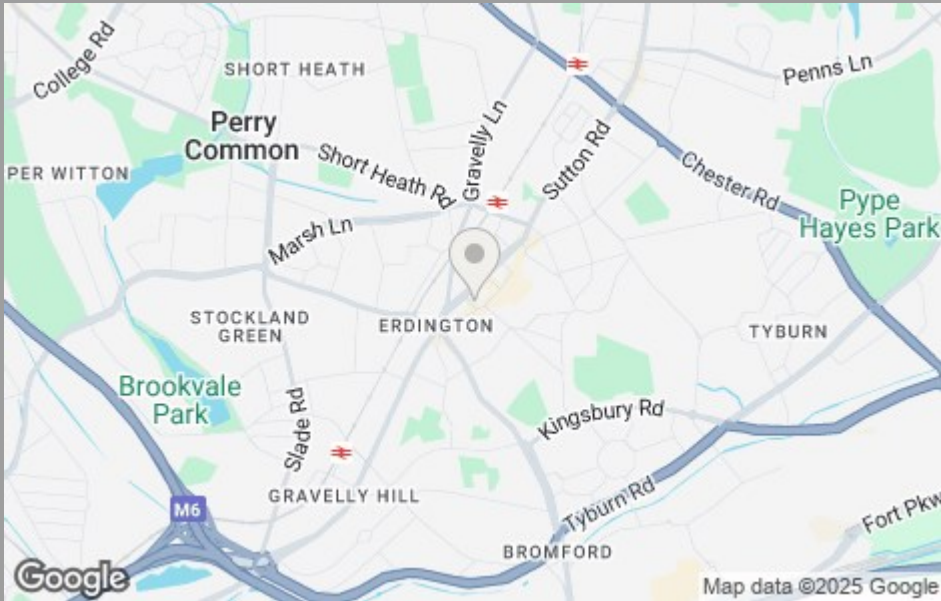
Nestled on York Road in the vibrant area of Erdington, Birmingham, this charming one-bedroom apartment offers a unique living experience above a shop. With a well-designed layout, this property is perfect for individuals or couples seeking a comfortable and convenient home.

The apartment features a spacious bedroom and a well-appointed bathroom, ensuring all your essential needs are met. The property currently achieves an impressive annual income of £26,000, making it an attractive option.

One of the standout features of this apartment is the availability of two rear parking spaces, a rare find in urban settings, providing added convenience for residents and guests alike.

Erdington is known for its lively community atmosphere, with a variety of shops, cafes, and local amenities just a stone's throw away. The excellent transport links make it easy to explore Birmingham and beyond, enhancing the appeal of this property.

In summary, this apartment above a shop on York Road presents a fantastic opportunity for both homeowners and investors. With its prime location, potential for rental income, and the added benefit of parking, it is a property not to be missed.



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

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