



**46A, Summer Road, B23 6UR**

**£850**

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



## Modern First-Floor Flat in Erdington, Birmingham

Discover the comfort and convenience of urban living with this contemporary first-floor flat located on Summer Road in Erdington, Birmingham. This property is ideal for first-time buyers, professionals, or investors seeking a well-connected residence.

### Key Features:

**Spacious Living Area:** The flat offers a generous living room with ample natural light, providing a welcoming space for relaxation and entertainment.

**Well-Equipped Kitchen:** A modern kitchen fitted with essential appliances and sufficient storage, perfect for culinary enthusiasts.

**Comfortable Bedroom:** A sizable bedroom designed to ensure restful nights and ample storage options.

**Contemporary Bathroom:** A sleek bathroom featuring modern fixtures and fittings.

**Secure Entry:** The property benefits from a secure entry system, ensuring peace of mind for residents.

### Location Highlights:

Situated in the vibrant community of Erdington, this flat offers:

**Excellent Transport Links:** Erdington Railway Station is approximately 0.3 miles away, providing regular services to Birmingham city center and beyond. Additionally, multiple bus routes are accessible within a short walk, facilitating easy commutes.

**Local Amenities:** A variety of shops, supermarkets, cafes, and restaurants are within close proximity, catering to daily needs and leisure activities.

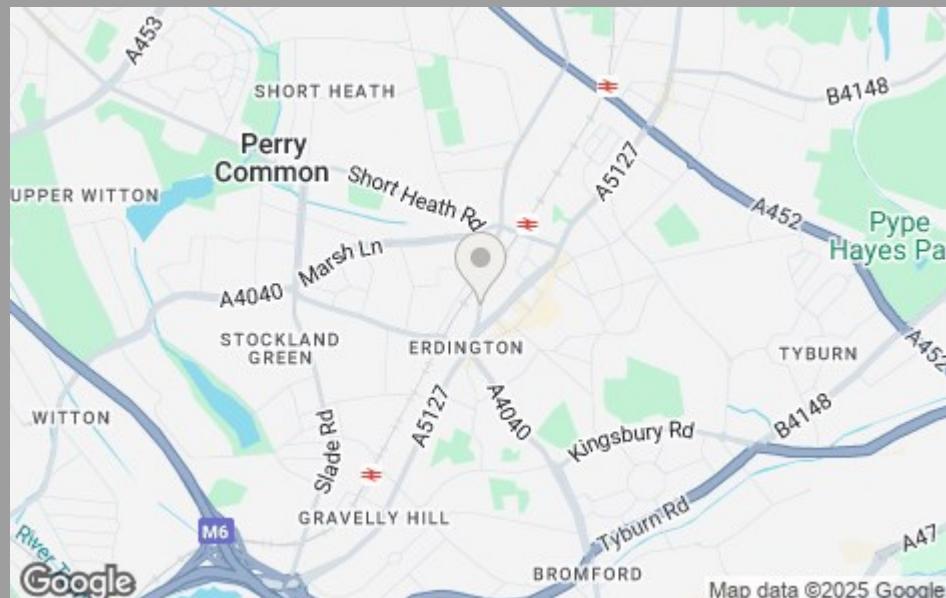
**Educational Institutions:** Reputable schools such as Featherstone Primary School and Erdington Academy are nearby, making it convenient for families.

**Healthcare Facilities:** Medical centers and dental practices are easily accessible, ensuring health services are within reach.

### Investment Potential:

Erdington is a sought-after area with a strong rental market, making this property an attractive investment opportunity. Its strategic location and modern features are appealing to a wide range of tenants.

Don't miss the chance to own this delightful flat in a prime location.



#### 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	