

# Property details **approval form**

Nash House, 43 Nash Square, Birmingham, West Midlands, England, B42 2EX

**Date:** 26 May 2025

**Property Ref and Version:** GBR312005 - 0001

**Not for marketing purposes INTERNAL USE ONLY**

# Selling your home with us!

## ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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offers in excess of £100,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Dec 1964.

## ○ Key Features

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- > Energy Rating: C
- > Two Bedroom Ground Floor
- > Gas Central Heating
- > Double Glazed
- > Porch
- > Well Maintained
- > Long Lease
- > Cheap Ground Rent

## ○ Short Description

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**\*\* TWO BEDROOM GROUND FLOOR APARTMENT \*\* CUL DE SAC LOCATION \*\* GARAGE \*\* DISCREET LOCATION PORCH\*\* \*\* GAS CENTRAL HEATING \*\* DOUBLE GLAZED \*\* INVESTMENT OPPORTUNITY \*\***

## ○ Long Description

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A Unique Two Bedroom Ground Floor Apartment Nestled in a Quirky Location away from the Main Nash House Complex which has Front Entrance and a Rear Entrance for convenience. Nash Square itself is a U Shaped Cul De Sac close to Local Schools and Shopping Amenities along with the M5/ M6 Motorway Links. The Property is well maintained and presented and will appeal to First Time Buyers and indeed Investors looking for a Buy to Let opportunity.

## ○ Directions

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## ○ Agents Note

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## ○ Room Description

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- Lounge**  
16' 6" x 13' 2" ( 5.03m x 4.01m )
- Kitchen**  
10' 4" x 8' 9" ( 3.15m x 2.67m )
- Bedroom One**  
12' 7" x 10' 4" ( 3.84m x 3.15m )
- Bedroom Two**  
9' 7" x 7' 3" ( 2.92m x 2.21m )

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## **○ Room Description**

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## **○ Room Description**

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## ○ Property Images





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## ○ Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## ○ Approval

	Signature	Date
Darren Moss		
Mrs C. Obasi		