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1113 Bristol Road South
Northfield, Birmingham,
B31 2QP

Offers In The Region Of £125,000



A charming two bedroom top-floor apartment in the popular area of Northfield, ideally situated on Bristol Road South and offering excellent access to a range of local amenities. The property presents a fantastic opportunity for first time buyers, investors or those looking for a well located home, with the added benefit of a garage and convenient access to nearby shops, schools and parks.

The apartment features a private entrance hall with doors leading to the reception room, two bedrooms and the bathroom. The bright and welcoming lounge benefits from a front facing window, allowing plenty of natural light into the room, while the kitchen is conveniently located just off the lounge. Both bedrooms are well proportioned, with the second bedroom benefiting from fitted wardrobes, providing useful additional storage.

With its convenient location, practical layout and garage, this property offers a wonderful opportunity to create a comfortable new home in Northfield. Early viewing is highly recommended. JH 24/09/2026 EPC=F



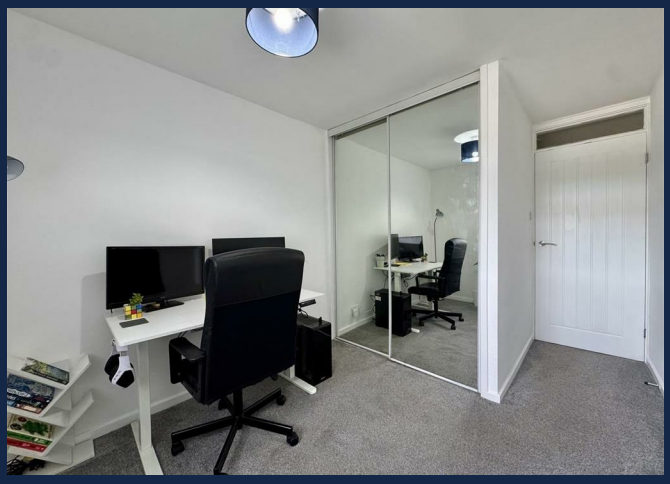

Hisense



















Approach
Via a shared tarmacadam driveway which is gated, up and over garage door, intercom system to access to communal entrance hall.

Top floor private entrance
Door into entrance hall with doors to lounge, two bedrooms and bathroom, airing cupboard housing the fuse box.

Lounge 18'0" x 9'10" (5.5 x 3.0)
Double glazed window, door into the kitchen.

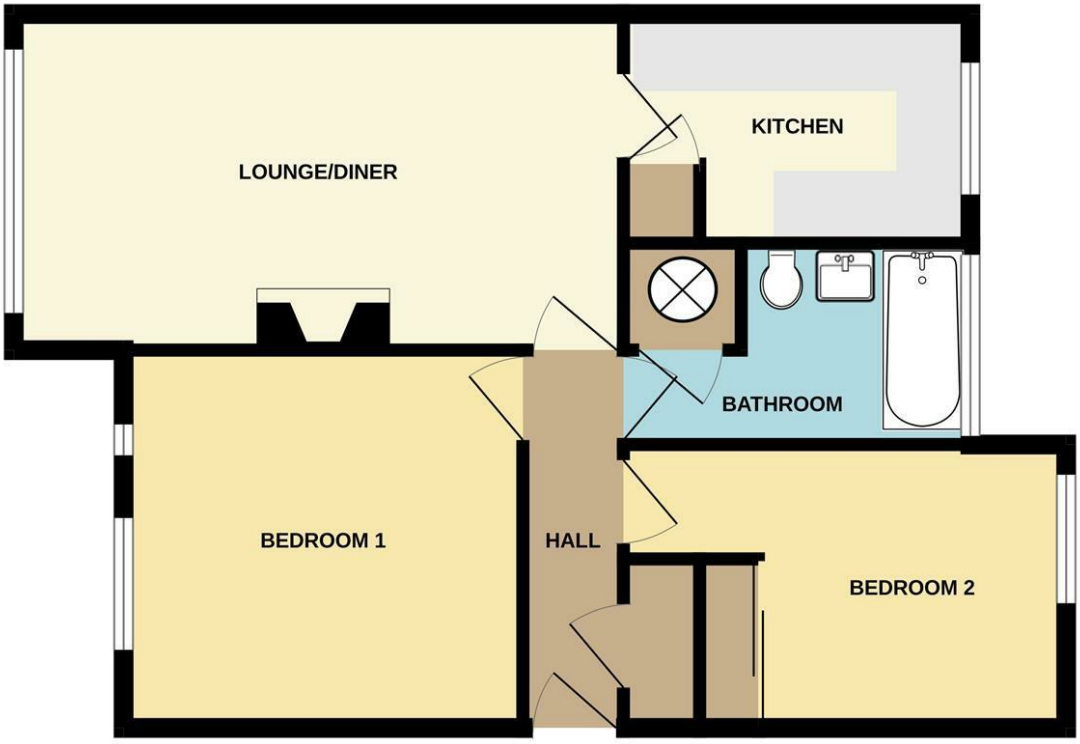
Kitchen 6'10" x 10'2" (2.1 x 3.1)
Double glazed window, wooden wall and base units with roll top surface over, splashback tiling to walls, sink with mixer tap and drainer, oven, hob, space for fridge freezer, pantry/store cupboard.

Bathroom
Double glazed obscured window, built in storage cupboard housing the water tank, low level flush w.c., vanity style wash hand basin with mixer tap, bath with electric shower over.

Bedroom one 11'9" x 11'1" (3.6 x 3.4)
Two double glazed windows, built in storage cupboard with shelving.

Bedroom two 8'6" x 7'10" (2.6 x 2.4)
Double glazed window and built in wardrobe with sliding mirrored doors.

SECOND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq.ft. (55.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure
Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that the length of the lease is 125 years from 27th May 1983 with a ground rent of £5.00 per annum.

Council Tax Banding
Tax Band is

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

Referral Fees
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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