



**Connells**

Courtway House Bushwood Road



## Property Description

Located in the highly desirable Bushwood Road area, this two-bedroom apartment in Courtway House provides a blend of solid investment potential and convenient living. The layout comprises a welcoming entrance hall, generous lounge/diner, separate kitchen, two well-proportioned bedrooms, a bathroom and separate WC.

Bushwood Road enjoys strong transport links—just a short walk from Selly Oak railway station and frequent bus routes connecting to the city centre, University of Birmingham, Queen Elizabeth Hospital, and beyond. The area is also well-regarded for its schooling options, including Our Lady and St Rose of Lima Catholic Primary and the highly-regarded King Edward VI Five Ways secondary school. Local amenities such as shops, cafés, and open green spaces further enhance the neighbourhood's appeal.

The building's communal management ensures smooth upkeep, ideal for both investor landlords and resale buyers.

This property offers excellent potential as a buy-to-let or resale project, with its spacious layout, sought-after location, and strong local demand. Investors looking to add value, maximise rental yield, and capitalise on the appeal of B29 will find great potential here.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Bedroom 1**

window to front, panelled radiator, ceiling light point, electrical point

### **Bedroom 2**

window to front, panelled radiator, ceiling light point, electrical point

### **Lounge/Diner**

feature fireplace, panelled radiator, window and door to front balcony, ceiling light point, electrical point

### **Kitchen**

window to side, ceiling light point, electrical point, panelled radiator

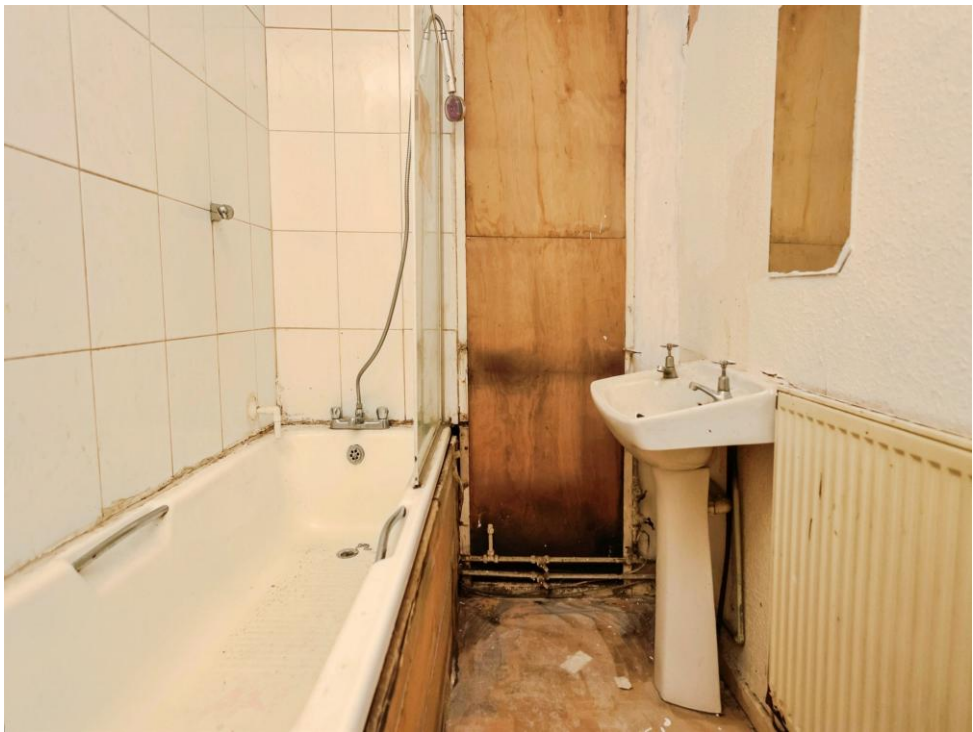
### **Bathroom**

panelled radiator, ceiling light point, hand wash basin, bathtub

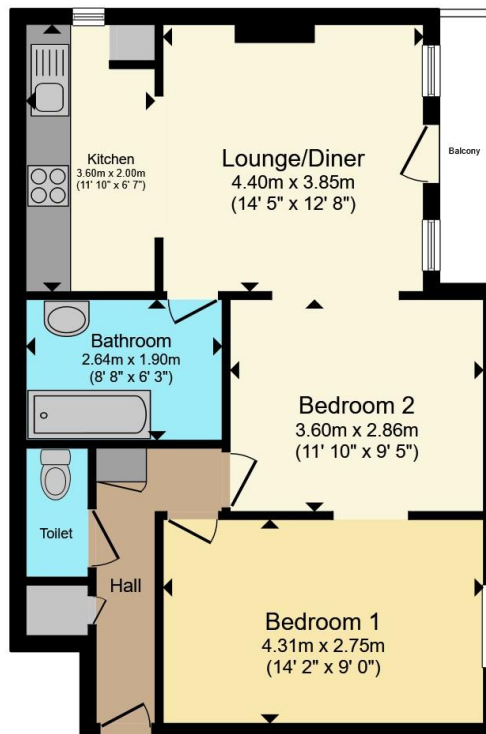
### **W.C.**

low flush w.c., ceiling light point









Total floor area 53.8 m<sup>2</sup> (579 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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**E [harborne@connells.co.uk](mailto:harborne@connells.co.uk)**

158 High Street Harborne  
 BIRMINGHAM B17 9QE

EPC Rating: D Council Tax  
 Band: A

Service Charge:  
 2100.00

Ground Rent:  
 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HBO310879](http://connells.co.uk/Property/HBO310879)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Nov 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: HBO310879 - 0005