FOR SALE

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Bromford Walk

Great Barr, Birmingham, B43 6BJ

Midland Residential are pleased to present this ground-floor two-bedroom apartment located within a purpose-built block of apartments. Being located off Scott Arms junction, with the benefit of being within easy access to Birmingham City Centre, West Bromwich, Walsall and Sutton Coldfield. The property briefly comprises of and benefits from gas central heating, double-glazed windows, a good-sized living area. fitted kitchen, shower room, two bedrooms with closet space. Whilst also benefitting from off-road parking, a separate garage within a block of garages, a secure communal entrance and private landscaped communal gardens. Being in a private location, this apartment is ideal for first-time buyers, buy-to-let investment, professionals, couples and or single people. Early viewings are highly recommended, the property is available with vacant possession with no upward chain and requires modernisation. The property is leasehold with 83 years remaining, a service charge of £1,200 per annum, ground rent of £10 per annum, no ground rent review date as been reported by the vendor. Water is supplied through a meter. Cash buyers preferred.

Disclaimer: The vendor has advised that a full management pack is not available from the management company for this property. Prospective buyers are advised to consult a financial adviser to confirm whether this will be acceptable to their lender before submitting an offer.

Offers Over £95,000

Flat 10 Bromford Walk

Great Barr, Birmingham, B43 6BJ

2 1 1 C

- Ground Floor Flat
- Lounge
- Gas Central Heating
- Council Tax Band B
- Requires Modernisation
- Fitted Kitchen
- Double Glazed
- Two Bedrooms
- Shower Room
- EPC Rating C

Entrance Hallway

12'8" x 3'4" (3.87 x 1.02)
Having fitted carpets, ceiling light point, storage cupboard and doors leading thereof:

Lounge

12'7" x 9'10" (3.84 x 3.01)
Having fitted carpets, central heating radiator, storage cupboard, UPVC double glazed patio door, three wall lights, ceiling light points

Kitchen

9'4" x 7'6" (2.85 x 2.31)
Having laminate flooring, wooden door with glass panels, tiled splashback, mix of wall and base units with inset stainless steel sink with hot and cold water taps, access to pantry area, UPVC double glazed window, extractor fan

Shower Room

6'1" x 5'10" (1.87 x 1.80)
Having a fitted carpet, tiled walls, close coupled WC, wash hand basin with a mix of hot and cold water tap, extractor fan, mirror fronted vanity unit, walk in shower cubicle with sliding doors and electric shower, ceiling light point

Bedroom 1

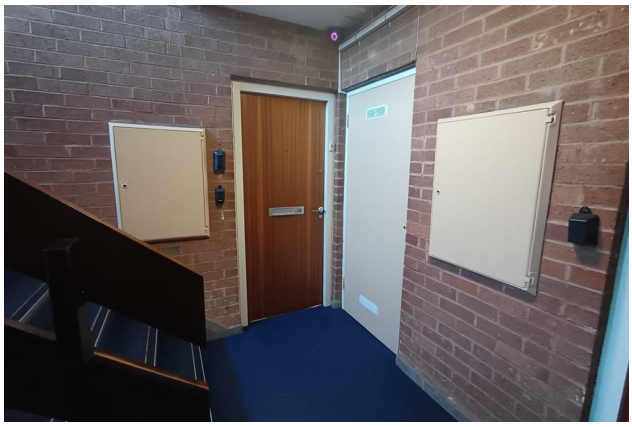
9'4" x 7'1" (2.87 x 2.18)
Having a fitted carpet, central heating radiator, combi boiler, UPVC double glazed window to the front, storage cupboard, ceiling light point

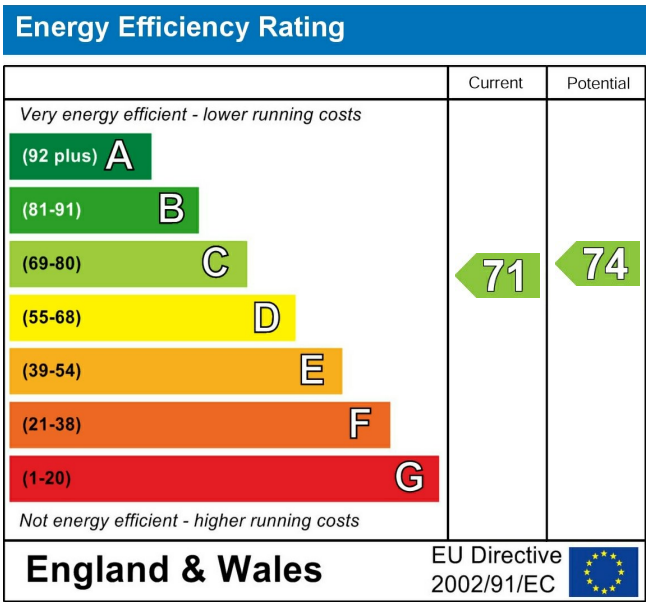
Bedroom 2

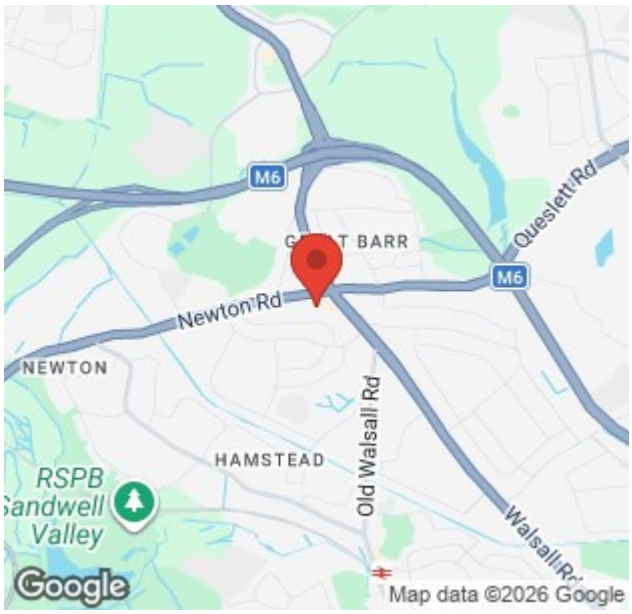
12'11" x 10'0" (3.94 x 3.06)
Having a fitted carpet, central heating radiator, UPVC double glazed window to the front, storage cupboard, ceiling light point

Material Information

Ask the agent for further information







Property Particulars. These particulars, whilst believed to be accurate, are set out as a general guide and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. This property is being handled by Midland Residential. We would be delighted to discuss the purchase with you and assist with any queries you may have regarding the property, arranging a mortgage, or providing a sales valuation on your existing home. These Particulars of Sale were prepared and photographed by Midland Residential. Unless stated otherwise or agreed through separate negotiation, items contained within the property will not remain upon completion of the sale. All measurements are approximate and must not be relied upon.

Disclaimer Notice

The Digital Markets, Competition and Consumers Act 2024 (DMCCA). The Agent has not tested any apparatus, equipment, fixtures, fittings, or services, and therefore does not verify whether they are in working order, fit for purpose, or within the ownership of the sellers. The buyer must assume any information provided is incorrect unless verified by their own solicitor or surveyor. The Agent has not checked the legal documentation to verify the legal status of the property or the validity of any guarantees. All measurements in these particulars are approximate, and photographs are provided for general guidance only. Items shown in photographs are not included unless specifically mentioned in writing within these particulars. Separate negotiation may be available for such items. No assumption should be made regarding the property or locality that is not specifically shown or confirmed. Misrepresentation Act 1967. These particulars are not to be regarded as an offer or contract. Statements about the property are made without responsibility on the part of Midland Residential or the seller, and should not be relied upon as representations of fact. Purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars. Neither the client, the Agent, nor any employee has authority to make or give any representation or warranty regarding the property. Tenure. We have been advised by the vendor that the property is Leasehold. The Agent has not had sight of the title documents; therefore, prospective purchasers are advised to obtain verification from their solicitors. Anti Money Laundering Regulations. In accordance with Anti-Money Laundering (AML) regulations, intending purchasers will be required to produce identification documentation at the offer stage. Failure to comply with this request will result in the offer being refused. A non-refundable fee of £55.00 per person is payable when an offer is accepted in principle. We appreciate your cooperation in helping to prevent delays in agreeing the sale.

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