



Connells

Woodbrooke House New House Farm Drive
Northfield



Property Description

Situated within the sought-after Woodbrooke House on New House Farm Drive, this well-presented two-bedroom apartment offers spacious and modern accommodation set within attractive, leafy surroundings. The property is available on a 35% shared ownership basis, providing an excellent opportunity for buyers to access this desirable development. The location offers convenient access to the A38, Birmingham city centre and nearby areas including Bournville, Selly Oak and Northfield.

The apartment comprises a bright open-plan living, dining and kitchen area, ideal for modern living, with the kitchen benefiting from integrated appliances and ample storage. There are two well-proportioned double bedrooms, including a principal bedroom with en-suite shower room, along with a contemporary family bathroom and useful storage within the hallway.

Further benefits include allocated parking and access to well-maintained communal grounds, offering a peaceful setting while remaining well connected. This property would be ideally suited to first-time buyers or professionals, and viewing is highly recommended to appreciate the accommodation and location on offer.

Kitchen/Lounge

Dual-aspect windows and patio doors to the rear, radiator, matching wall and base units, ceiling light points, electrical points

Bedroom 1

window and patio door to the rear, radiator, ceiling light point, electrical point

En-Suite

walk in shower, low flush wc, heated towel rack, hand wash basin, ceiling light point

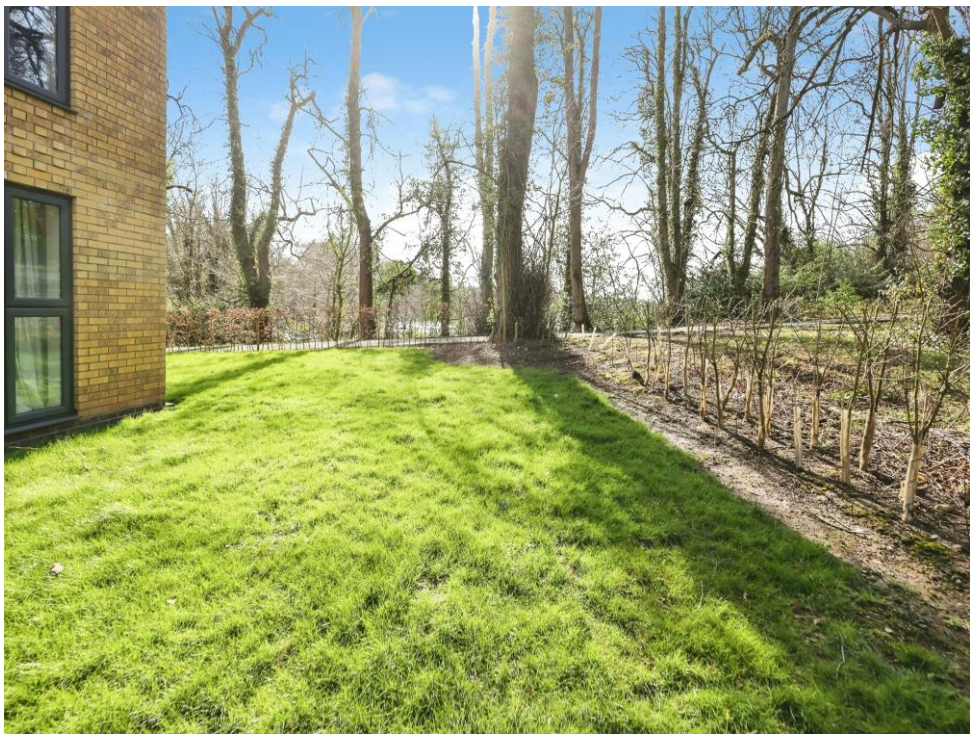
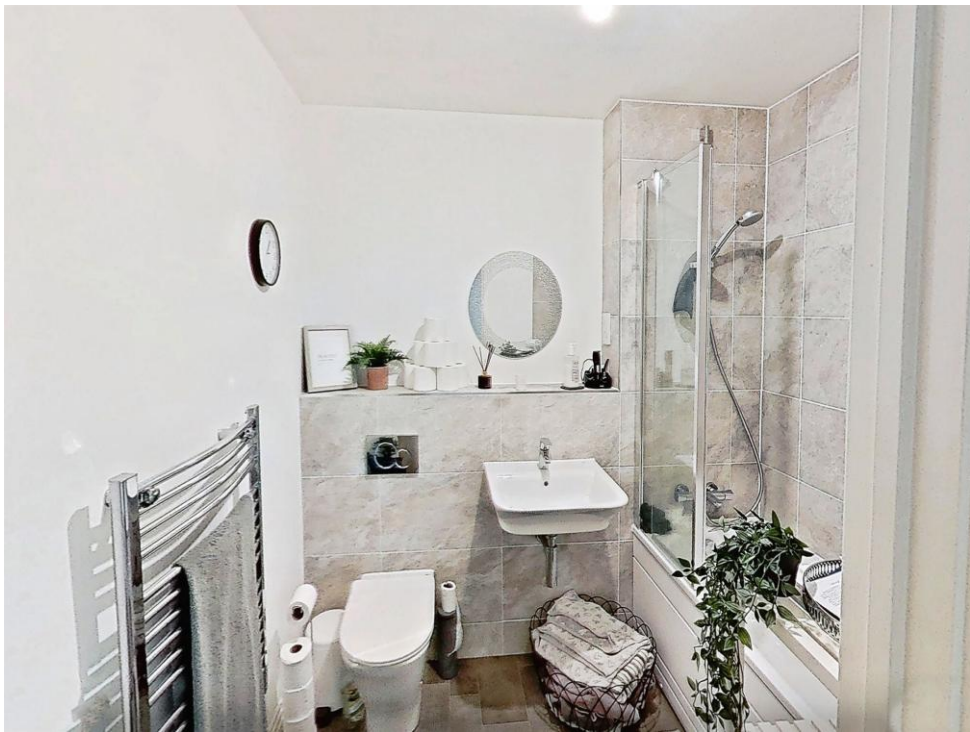
Bedroom 2

window to rear, ceiling light point, electrical point

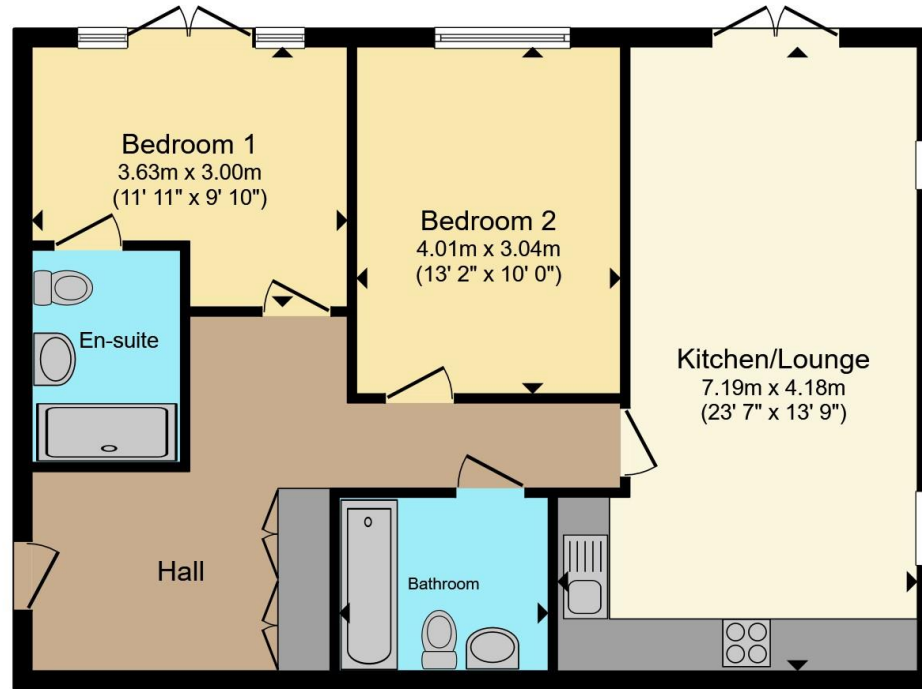
Bathroom

full size bathtub & shower, low flush wc, hand wash basin, heated towel rack, ceiling light point









Floor Plan

Total floor area 73.2 m² (788 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



To view this property please contact Connells on

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158 High Street Harborne
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EPC Rating: C Council Tax
 Band: D

Service Charge: Ask
 Agent

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HBO310683

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2020. 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.

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