



**Connells**

Bell Court  
Northfield



## Property Description

Ideal for first time buyers, working professionals or a investor.

Bell Court is situated just off Bell Holloway and Merrits Hill, Northfield High Street is within close proximity and offers a range of convenience stores, eateries and leisure facilities.

The property is surrounded by a wealth of schools including the outstanding rated King Edward VI Five Ways School, transport links and other amenities. The apartment benefits from easy access to Birmingham City Centre, Northfield and Selly Oak. Additionally, there are also a number of motorway links nearby.

This ground floor maisonette benefits from a spacious lounge with french doors onto some outside space, a fitted kitchen, two double bedrooms and a family bathroom. The property also benefits from an allocated parking space and numerous visits spaces.

## Approach

Set back from residents parking, a foot path leads to the main accommodation, outside space available for table and chairs, washing line etc.

## Entrance Hallway

Door to front elevation, wood effect floor, storage cupboard, video intercom system, fuse box, doors on to;

## Lounge

14' 1" x 9' 10" ( 4.29m x 3.00m )

Spacious lounge offering ample space for both living and dining area. Double glazed window and French doors to front and side elevation, wood effect floor, panelled radiator, TV point, telephone point, ceiling light point.

## Fully Fitted Kitchen

8' 6" x 7' 7" ( 2.59m x 2.31m )

Fitted kitchen comprising of matching wall and base units, roll edge work surface, inset sink and drainer with mixer tap, integrated gas hob with electric oven beneath and cooker hood above, plumbing for washing machine, space for fridge freezer, wall mounted combination boiler, wood effect floor, part tiled walls, double glazed window to side elevation.

## Bedroom One

14' 10" max x 10' 2" max ( 4.52m max x 3.10m max )

Master bedroom having ample space for bedroom furniture, double glazed window to side elevation, panelled radiator, ceiling light point, TV point.

## Bedroom Two

12' 10" x 7' 9" ( 3.91m x 2.36m )

Second double bedroom with double glazed window to side elevation, panelled radiator, ceiling light point.

## Bathroom

Comprising of low flush W/C, panelled bath with shower over, wash hand basin, large storage cupboard, tiled floor and walls, extractor fan, ceiling light point, radiator.

## Lease Details

104 Years Remaining on the lease.

Ground rent and service charge breakdown per month payable to Citizen Housing Group

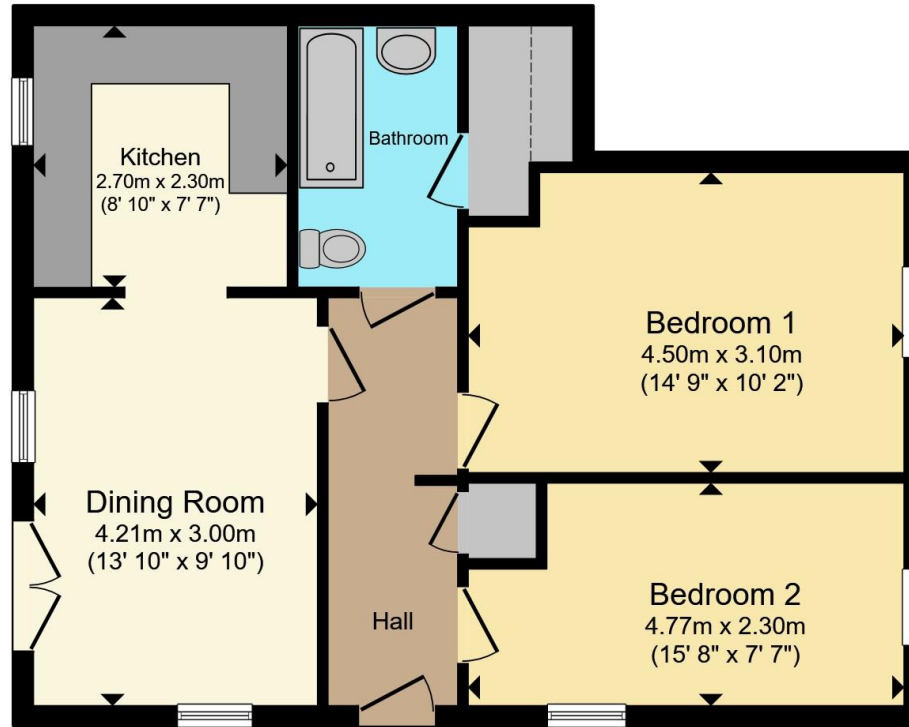
Service Charge £94.00 per month

Ground Rent £12.50 per month









Total floor area 57.6 m<sup>2</sup> (620 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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158 High Street Harborne  
 BIRMINGHAM B17 9QE

EPC Rating: C Council Tax  
 Band: B

Service Charge:  
 1128.00

Ground Rent:  
 150.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HBO310579](http://connells.co.uk/Property/HBO310579)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Feb 2026. 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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