

# 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, secure communal entrance and private landscaped communal gardens. Being in a private location this apartment is ideal for a 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.

Offers Over £95,000

# Flat 10 Bromford Walk

## Great Barr, Birmingham, B43 6BJ



- 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

### Disclaimer

We would be delighted to discuss the purchase with you and to assist with any queries you may have regarding the property, arranging a mortgage or giving a sale valuation on your existing home. These

Particulars of Sale were prepared and photographed by Midland Residential. Items contained within the property will not remain when the sale completes unless by separate negotiation.

DISCLAIMER NOTICE: Digital Markets, Competition and

### Consumers Act 2024

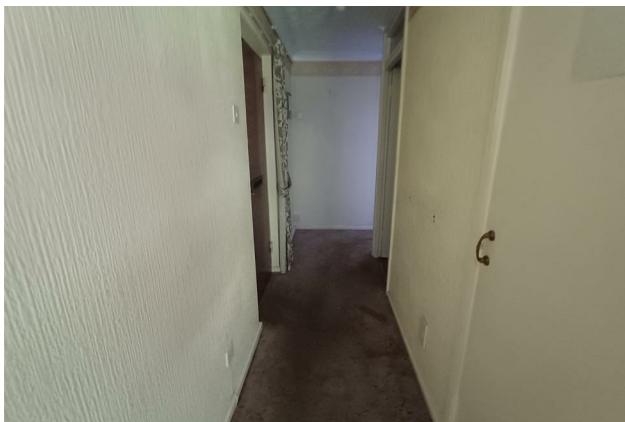
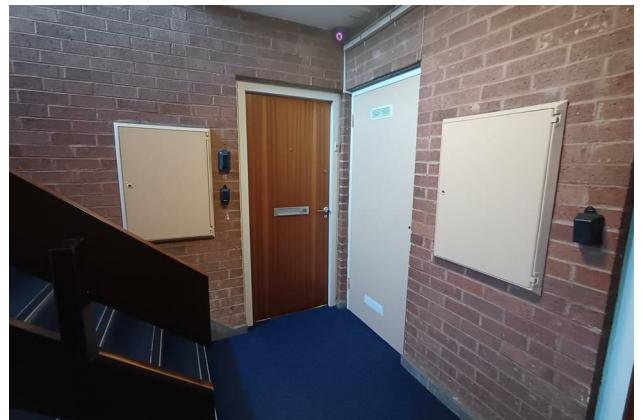
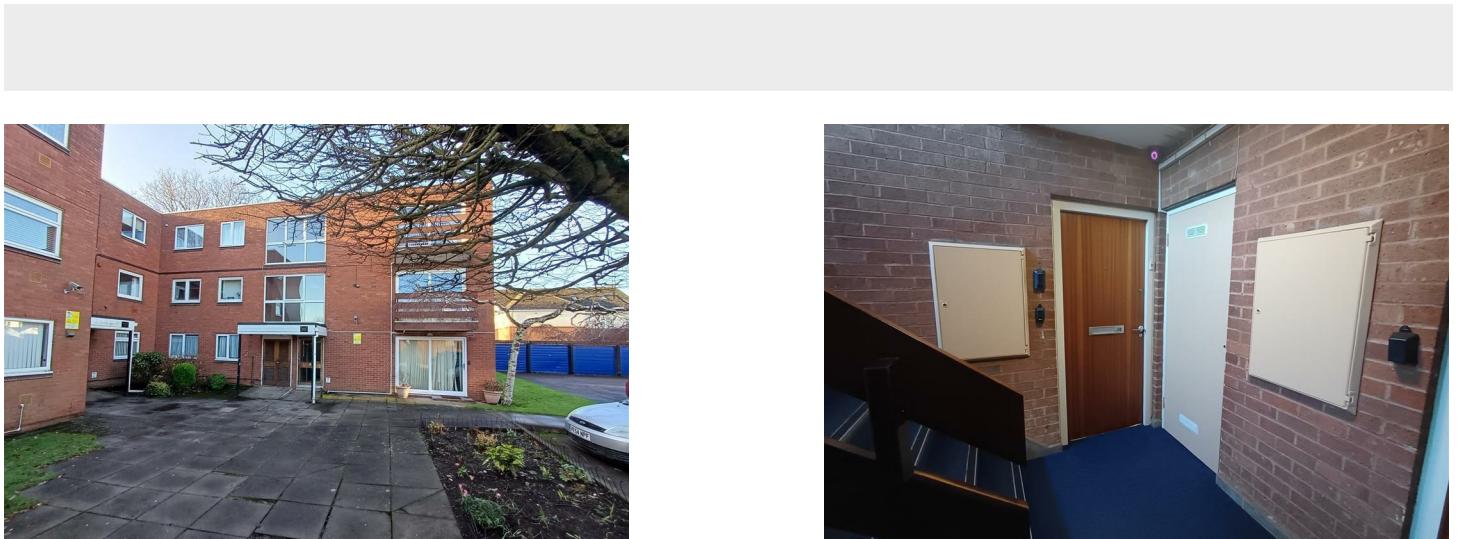
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### Misrepresentation Act 1967:

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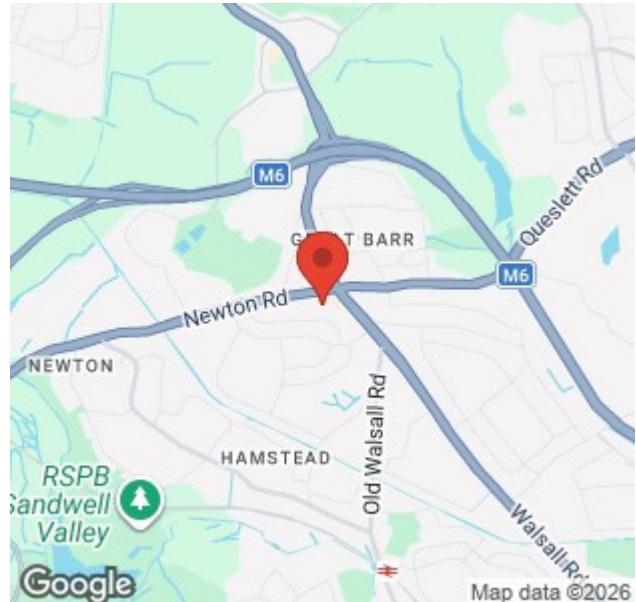
**Money Laundering Regulations:** Intending purchasers will be asked to produce documentation at the offer stage, and a one-off fee of £36.00 per applicant is payable. We ask for your co-operation to prevent a delay in agreeing the sale.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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**DISCLAIMER NOTICE:** Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within the ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify the legal status of the property or validity of any guarantee. A buyer must assume the information is correct until it has been verified by their own solicitor. All measurements in these sales particulars are approximate and photographs are deemed representative of the property but no assumption should be made in respect of the property or locality which might not be shown. Items shown in photographs are not included unless specifically mentioned in writing with the sales particulars. A separate negotiation may be available.

**Misrepresentation Act 1967:** These particulars are not to be regarded as an offer or a contract. Statements about the property are without responsibility on the part of Midland Residential, or their client, nor are they to be relied on as representations of fact. The applicant should satisfy himself by inspection or otherwise as to the accuracy of the particulars. No representation or warranty about the property is given by the client or the Agents or any of their employees authorised to do so.

**Tenure:** We have been advised by the vendor that the property is Leasehold. The agent has not had sight of the title documents and therefore, a prospective buyer is advised to obtain verification from their solicitors.

**Money Laundering Regulations:** Intending purchasers will be asked to produce documentation at the offer stage. We ask for your co-operation to prevent a delay in agreeing the sale. A non-refundable fee of £30.00 per person is payable at the point of the offer being accepted.