Connells

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for sale

£482,000 Freehold

Lloyd Park @ Port Loop Freeth Street Birmingham B16 0AE

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Introducing The Eden a fabulous 4-bedroom town house laid out over three floors.

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The Property Ombudsman

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Property Details

Location Description:

Thoughtfully designed for modern lifestyles, each home includes a sleek contemporary specification, private outdoor space and access to green surroundings. Even with the city so close, life here moves at its own pace. Walkable streets, future cafés and local services, and a welcoming sense of place make this a true Community in the making - where residents shape the neighbourhood together. Set within one of the city's most exciting new Communities, Lloyd Park blends the energy of urban living with the calm of a welcoming neighbourhood feel, with thoughtfully planned green spaces, and easy connections to shops, schools, and leisure opportunities right on your doorstep.

Example Of Financial Breakdown

- Full market value: £482,000
- Example 10% deposit: £48,200
- Annual Estimated service charge: £382.71

Disclaimer:

The specification maybe subject to some change as necessary and without notice. Any photographs or computer-generated images may not represent the actual fittings and furnishings of the development.

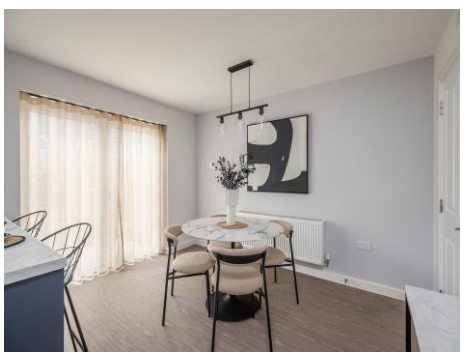
The specification is not intended to form part of any contract or warrant unless specifically incorporated in writing into the contract.

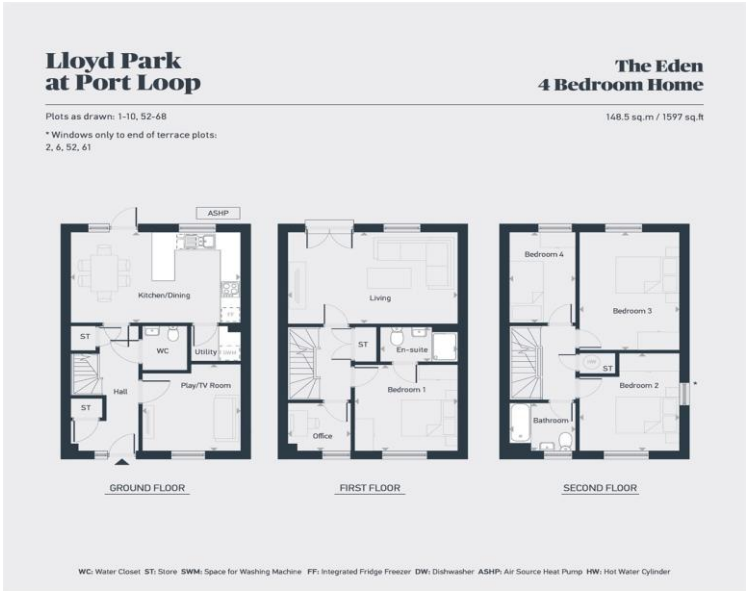
The developer retains the right to adjust and vary specifications.

This property is Freehold. The annual Management & Service Charge is £382.71 per annum. This is a new build property, and we are awaiting local authority assessment for the council tax banding.

Management and service charges have been provided by the Housing Association, but their accuracy cannot be guaranteed, as we may not have seen the original lease. Should you proceed with the purchase of the property, details must be verified by your solicitor.

*Speak to agent for details





DIMENSIONS	m	ft
Kitchen/Dining	5.65m x 3.53m	18'6" x 11'7"
Play room / TV room	3.51m x 3.26m	11'6" x 10'8"
Living	5.65m x 3.60m	18'8" x 11'10"

DIMENSIONS	m	ft
Bedroom 1	3.49m x 3.28m	11'5" x 10'9"
En-suite	2.60m x 1.47m	8'6" x 4'9"
Bedroom 2	3.95m x 3.28m	12'11" x 10'9"
Bedroom 3	4.70m x 3.28m	15'5" x 10'9"
Bedroom 4	3.60m x 2.28m	11'19" x 7'5"
Office	2.28m x 1.96m	7'5" x 6'5"
Bathroom	2.22m x 1.96m	7'3" x 6'5"

Places for People

centralandnorthsales@placesforpeople.co.uk | placesforpeople.co.uk/lloyd-park
Freeth Street, Port Loop, B16 0FD

Please note: All layouts and floor plans, configurations, maps and information are intended for guidance only and accuracy of this information cannot be relied upon by prospective purchasers who must make their own enquiries to satisfy themselves by inspection or otherwise as to the correct detail. The artist's impression is intended as a guide only and that actual finishes may vary. For more details, please speak to your sales advisor.

To view this property please contact Connells on

T 0121 212 0800
E birminghamcity@connells.co.uk

145 Great Charles Street Queensway
BIRMINGHAM B3 3LP

Property Ref: DIG113833 - 0002

Tenure:Freehold EPC Rating: Exempt

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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