

2 Bed Flat In 9 Brandwood Crescent, Birmingham, B30 3QQ

£33,250





SHORT DESCRIPTION

Property Ref: 16978 ****Property Description**** We are delighted to present this well-maintained two-bedroom flat, ideally located on Brandwood Crescent, Birmingham, B30. Offering comfortable and practical living accommodation, this property is an excellent choice for first-time buyers, professionals, small families, or investors seeking a home in a well-connected residential area. The property features two well-proportioned bedrooms, a modern family bathroom, and a bright and welcoming living room that provides an ideal space for relaxing or entertaining guests. The layout has been thoughtfully designed to maximise both comfort and functionality, creating a home that is ready to move into. The kitchen offers ample storage and workspace, making everyday cooking both convenient and enjoyable. Large windows throughout the property allow plenty of natural light to flow in, creating a bright and airy atmosphere. A key benefit of this property is the allocated secure parking. The property is connected to all mains services, including gas, electricity, water, and drainage. Heating and hot water are supplied via a gas central heating system with a central heating boiler, ensuring efficient warmth and comfort throughout the year. Situated in a popular residential location, the flat enjoys easy access to a range of local amenities, including shops, supermarkets, schools, parks, and excellent public transport links. Birmingham City Centre and surrounding areas are easily accessible, making this an ideal location for commuters. This attractive flat presents a fantastic opportunity to acquire a comfortable and conveniently located home in a sought-after part of Birmingham. Early viewing is highly recommended to fully appreciate everything this property has to offer. Property Type: Flat Full selling price: £133000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 25% Share price: £33250.00 Monthly rent based on 25% share: £485.96 Remaining lease (In Year): 76 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £1562.88 Council tax band: B EPC rating: C Measurement: Bedrooms, Bathrooms, and Living Room Possession of the property: Occupied

2

Bed Room(s)

1

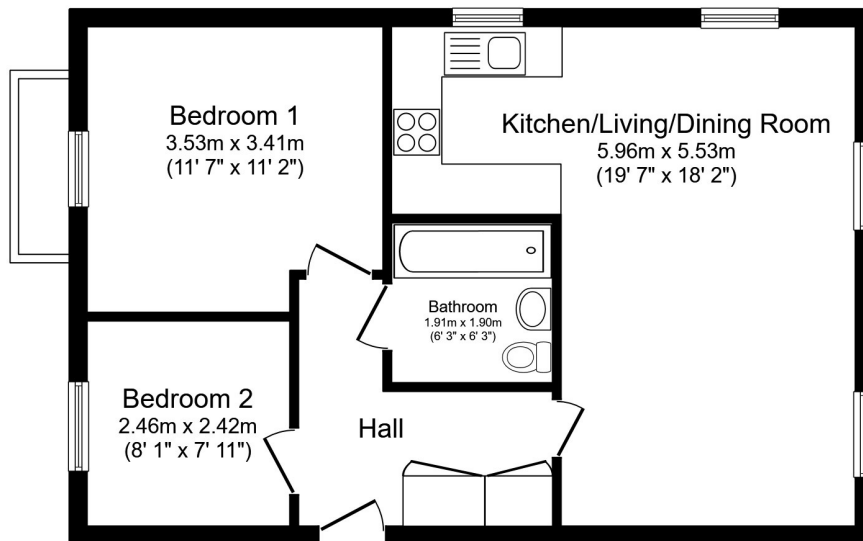
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 54.6 sq.m. (588 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.focalagent.com

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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