



45% Shared Ownership, Brambles Crescent, Shirley

Guide Price £107,100





PROPERTY OVERVIEW 45% SHARED OWNERSHIP

Presenting this immaculate two-bedroom second floor apartment, this property comes with the added benefit of no upward chain, making it an ideal opportunity for first-time buyers. The option of shared or full ownership adds flexibility for potential buyers.

Nestled in a highly sought-after location, this residence is conveniently situated within walking distance to local amenities and shops. Step inside the apartment to find a spacious entrance hallway offering ample storage space. The open plan kitchen/diner/living area is the heart of the home, complete with integrated appliances and a Juliet balcony, perfect for enjoying the outdoors.

Boasting two generously sized bedrooms, including a large principal bedroom, this apartment is a welcoming retreat. Both bedrooms are serviced by a family bathroom, ensuring convenience for all residents. Further enhancing the appeal of this property is the bike storage room and the ANPR permit holders only car park with an allocated parking spot, providing ease of access for residents.





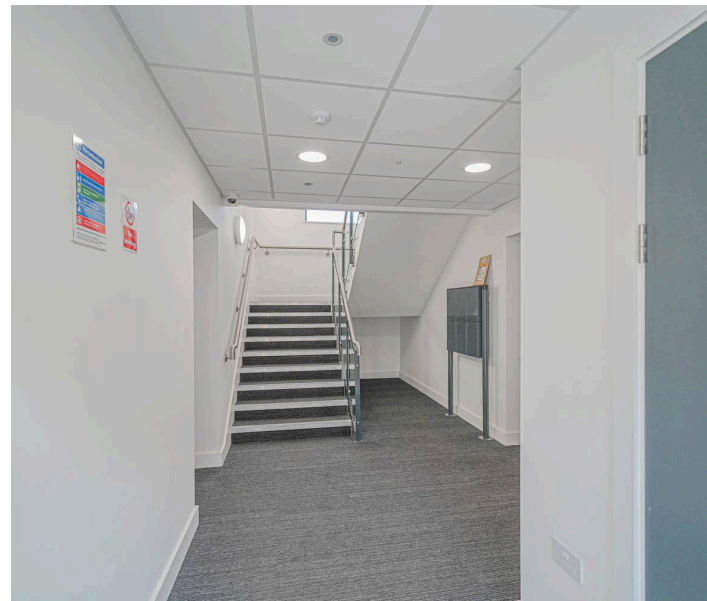
PROPERTY LOCATION

Blythe Valley which is situated on the edge of Cheswick Green, Monkspath and open countryside and within easy access to the M42 linking to the M6, M40, M1 and M5 motorways, NEC Genting Arena, Resorts World and Birmingham International Airport and Railway Station. Blythe Valley has access to a wide selection of shopping facilities, independent retail outlets and restaurants along the A34 Stratford Road in Shirley and Sears Retail Park on Marshall Lake Road, with the nearby town centre of Solihull, offering its own excellent state and private schools, Touchwood shopping centre, which houses many shops,

Council Tax band: C

Tenure: Leasehold

- Two Bedroom Second Floor Apartment
- NO UPWARD CHAIN
- Available For Shared Ownership
- Ideal For First-Time Buyers
- Spacious Open Plan Kitchen / Diner / Living Area
- Two Generously Sized Bedrooms
- Family Bathroom
- Allocated Parking Space



ENTRANCE HALLWAY

KITCHEN/DINER/LIVING AREA

16' 9" x 15' 7" (5.11m x 4.75m)

PRINCIPAL BEDROOM

16' 1" x 9' 4" (4.90m x 2.84m)

BEDROOM TWO

11' 2" x 7' 1" (3.40m x 2.16m)

**BATHROOM**

9' 7" x 5' 2" (2.92m x 1.57m)

LAUNDRY CUPBOARD

7' 7" x 3' 3" (2.31m x 0.99m)

TOTAL SQUARE FOOTAGE

59.0 sq.m (635 sq.ft) approx.

OUTSIDE THE PROEPRTY**ALLOCATED PARKING****ITEMS INCLUDED IN THE SALE**

Zanussi integrated oven, Zanussi integrated hob, Zanussi extractor, Zanussi washer/dryer, all carpets and blinds, CCTV, Hikvision doorbell camera app and car charging point.

ADDITIONAL INFORMATION

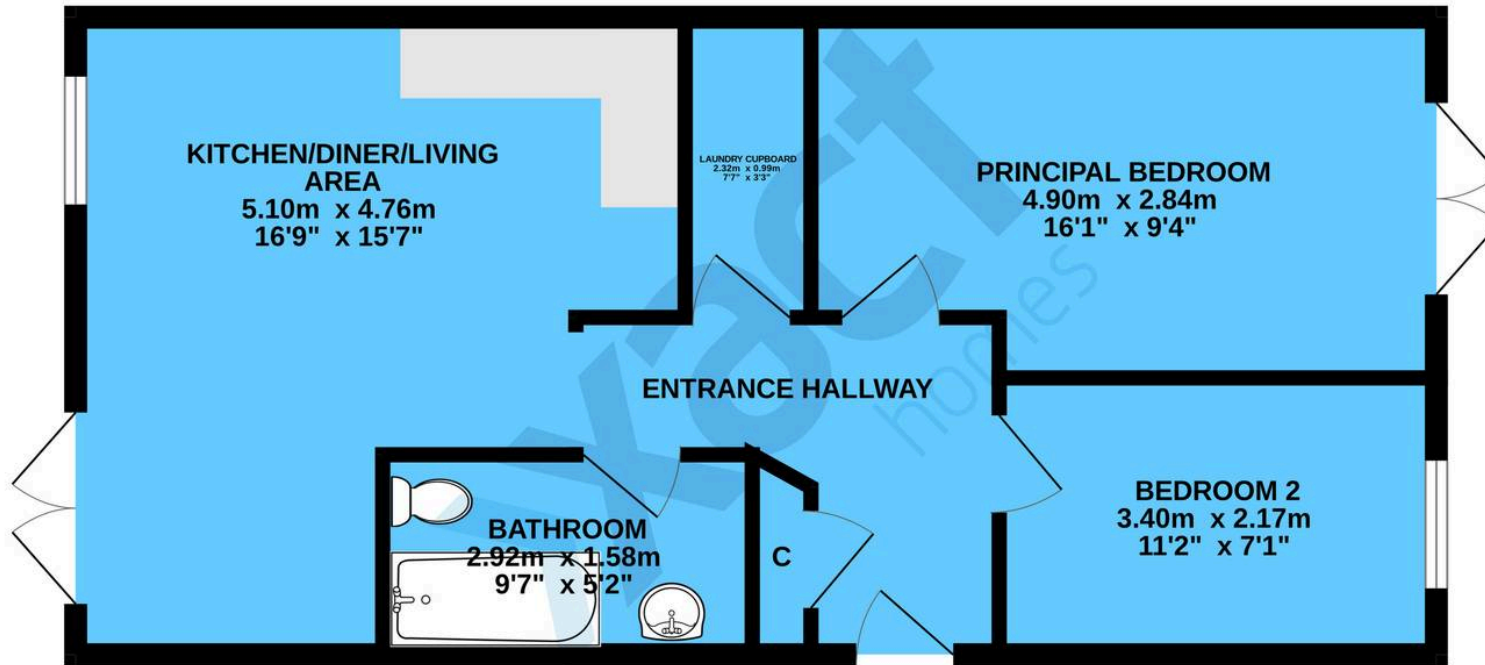
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Service charge - TBC. Ground rent - nil.



INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

SECOND FLOOR



TOTAL FLOOR AREA : 59.0 sq.m. (635 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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