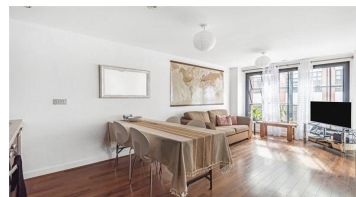


## £95,000 Shared Ownership

Derwent Foundry, 5 Mary Ann Street, Birmingham, B3 1BG



- Guideline Minimum Deposit £9,500
- First Floor
- Open-Plan Kitchen/Reception
- Short Walk to Snow Hill Station
- Guideline Income Dual £28.2k | Single £33.4k
- Approx. 654 Sqft Gross Internal Area
- Additional Study/Guest Room
- City Centre Within Easy Reach

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £190,000). A chance to buy an attractive apartment within a fine example of Birmingham's industrial past. Derwent Foundry is a converted, Grade II listed building just a short walk from Snow Hill Station and within easy reach of the city centre. The property available is on the first floor and features an open-plan kitchen/reception room with a near-full-height, south-east-facing window. There is a large bedroom, a second room that could be used as a study or for the occasional guest, a bright, modern bathroom and a spacious entrance hallway with built-in storage/utility cupboard.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 2006).

**Minimum Share:** 50% (£95,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £263.55 per month (subject to annual review).

**Service Charge:** £269.12 per month (subject to annual review).

**Ground Rent:** Advised not charged to leaseholder.

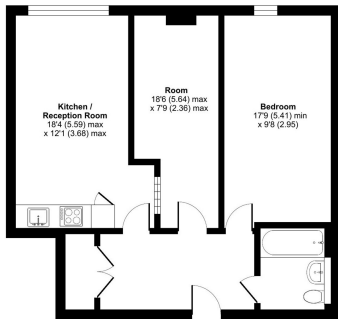
**Guideline Minimum Income:** Dual £28,200 | Single £33,400 (based on minimum share and 10% deposit).

**Council Tax:** Band D, Birmingham City Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals). There is no parking space offered with this property.



**Mary Ann Street, Birmingham, B3**  
Approximate Area = 654 sq ft / 60.8 sq m  
For identification only - Not to scale

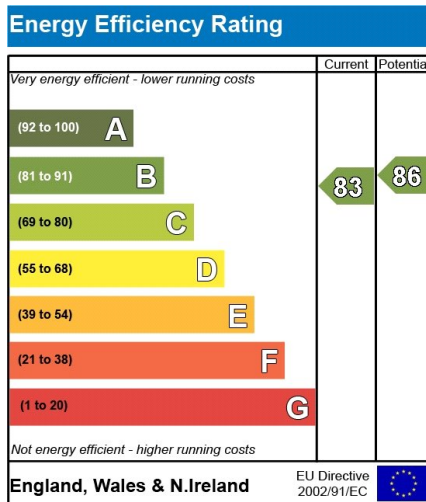


FIRST FLOOR

Energy Performance Certificate (EPC) Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential). © Urbanmoves 2022. Produced by Urbanmoves. REF: 85724

## DIMENSIONS

- RECEPTION**  
18' 4" max. x 12' 1" max. (5.59m x 3.68m)
- KITCHEN**  
included in reception measurement
- BEDROOM**  
17' 9" min. x 9' 8" (5.41m x 2.95m)
- STUDY**  
18' 6" max. x 7' 9" max. (5.64m x 2.36m)
- BATHROOM**



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.