

## £50,000 Shared Ownership

Escelie Way, Selly Oak, Birmingham B29 6GX



- Guideline Minimum Deposit £5,000
- Ground Floor with Private Entrance
- Open Plan Kitchen/Reception Room
- Very Good Energy Efficiency Rating
- Guide Min Income Dual £21.7k | Single £23k
- Approx. 578 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- Parking Space

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £200,000). This ground-floor flat is part of an attractive, recently-constructed development, built in the style of a traditional terrace. Entrance to the property is either via the communal hallway or via a front door directly into the living room. The open-plan kitchen area features sleek units, integrated appliances and gets plenty of natural light, thanks to a large, south-west-facing window. There is a main bedroom with en-suite shower room plus a very similar-sized second double bedroom and a simple yet stylish bathroom. Well insulated walls and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. To the rear of the block is a car park which includes a space allocated to this flat. Escelie Way is also just a short walk from Selly Oak Railway Station and the nearby shopping centre.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 27/03/2020).

**Minimum Share:** 25% (£50,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £366.08 per month (subject to annual review).

**Service Charge:** £76.32 per month (subject to annual review).

**Ground Rent:** £300.00 for the year.

**Guideline Minimum Income:** Dual - £21,700 | Single - £23,000 (based on minimum share and 10% deposit).

**Council Tax:** Band B, 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).

## DIMENSIONS

### GROUND FLOOR

#### Reception

23' 0" max. x 10' 7" max. (7.01m x 3.23m)

#### Kitchen

included in reception measurement

#### Hallway

#### Bedroom 1

9' 10" x 9' 2" min. (3.00m x 2.79m)

#### En-Suite Shower Room

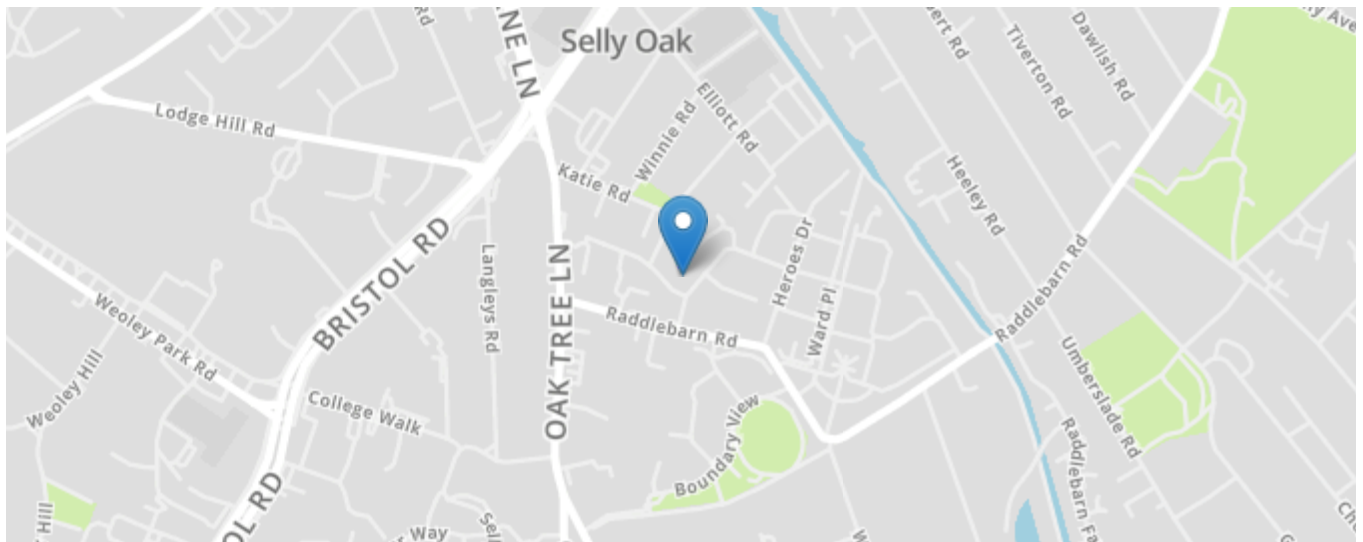
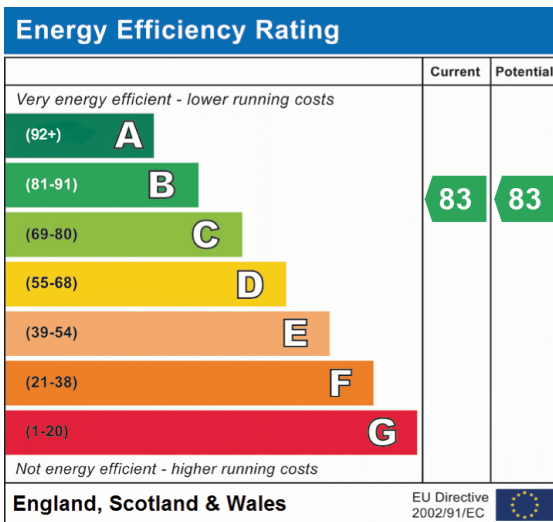
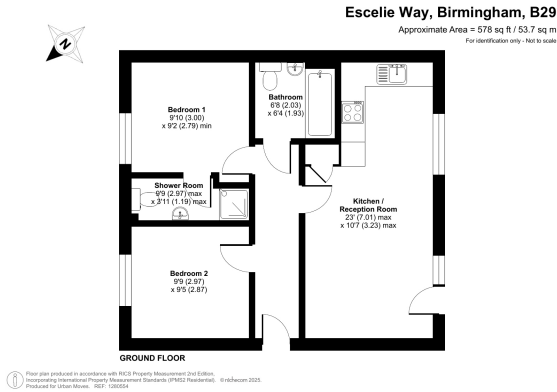
9' 9" max. x 3' 11" max. (2.97m x 1.19m)

#### Bedroom 2

9' 9" x 9' 5" (2.97m x 2.87m)

#### Bathroom

6' 8" max. x 6' 4" max. (2.03m x 1.93m)



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.