

## £70,000 Shared Ownership

Woodbrooke House, 46 New House Farm Drive, Northfield, Birmingham B31 2GP



- Guideline Minimum Deposit £7,000
- First Floor
- Dual Aspect Kitchen/Reception
- Juliette Balcony
- Guide Min Income Dual £23.9k | Single £26.2k
- Approx. 602 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Parking Space

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 40% share. Full market value £175,000). A very smartly-presented, first-floor flat in a recently-constructed block. The property has a twenty-nine-foot, open-plan kitchen/reception room featuring grey, gloss units, integrated appliances, windows along the south-east side of the room and a south-west-facing Juliette balcony. The bedroom is generously sized and the bathroom stylish and modern. A storage/utility cupboard has been provided in the entrance hall and demanding insulation standards and high performance glazing make for a very good energy-efficiency rating. Woodbrooke House sits in pleasant, leafy surroundings with a parking area that includes a space for this flat. The A38 provides a direct route into Birmingham city centre and the shopping centres and railway stations at Northfield and Selly Oak can also be easily reached by bus or bike.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/04/2020).

**Minimum Share:** 40% (£70,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £288.88 per month (subject to annual review).

**Service Charge:** £119.37 per month (subject to annual review).

**Ground Rent:** £100.00 for the year.

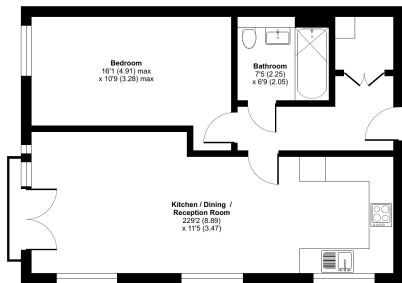
**Guideline Minimum Income:** Dual - £23,900 | Single - £26,200 (based on minimum share and 10% deposit).

**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).

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Approximate Area = 602 sq ft / 55.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS Residential). ©Urbanmoves 2025.  
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## DIMENSIONS

### FIRST FLOOR

#### Entrance Hallway

#### Reception

29' 2" max. x 11' 5" max. (8.89m x 3.47m)

#### Kitchen

included in reception measurement

#### Bedroom

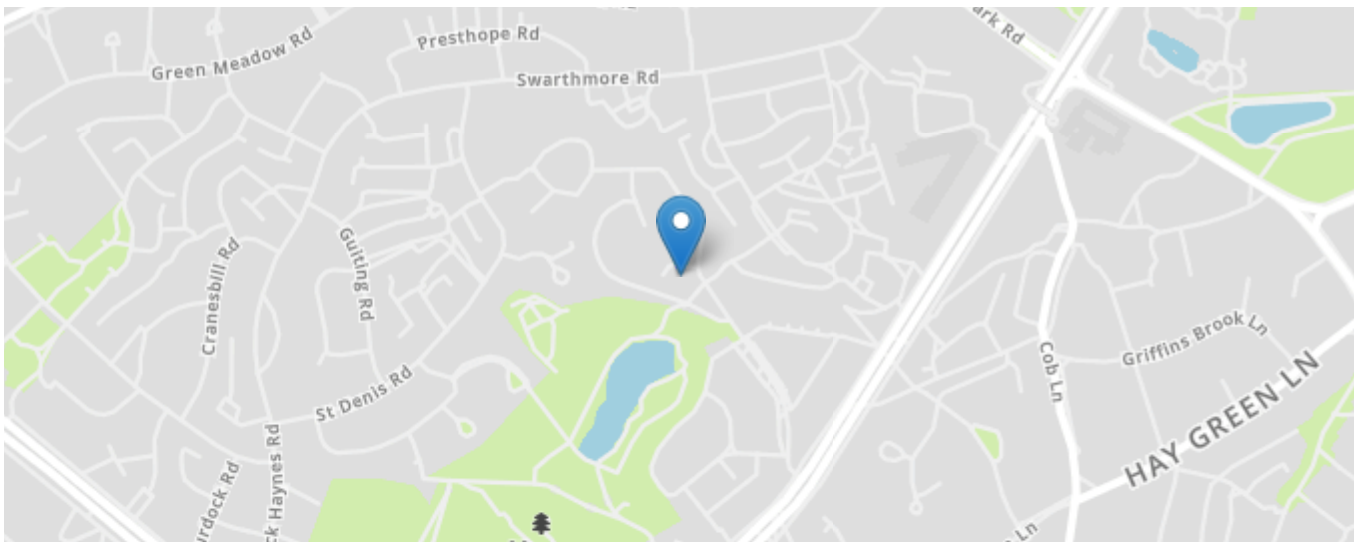
16' 1" max. x 10' 9" max. (4.91m x 3.28m)

#### Bathroom

7' 5" max. x 6' 9" max. (2.26m x 2.06m)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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.