

£82,250 Shared Ownership

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



- Guideline Minimum Deposit £8,225
- Ground Floor
- Dual Aspect Reception Room
- Bathroom plus En-Suite Shower Room
- Pleasant, Leafy Surroundings
- Guide Min Income Dual £30.5k | Single £36.2k
- Approx. 814 Sqft Gross Internal Area
- Open-Plan Kitchen
- Modern Insulation and High Performance Glazing
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £235,000). This recently-built and smartly-presented flat is on the ground floor and has a twenty-three-foot, dual-aspect reception room with open-plan kitchen area featuring integrated appliances. Both bedrooms are generously-sized doubles, one has an en-suite shower room and the other is just across the hallway from the spacious and stylish bathroom. A large storage/utility cupboard has been provided in the entrance hall and modern insulation standards combined with high performance glazing make for a good energy efficiency rating. Patio doors in the reception and main bedroom offer direct access to the communal grounds. Woodbrooke House sits in pleasant, leafy surroundings with a parking area that includes two spaces allocated to this flat. The A38 provides a direct route into Birmingham city centre or, alternatively, 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: 35% (£82,250). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £463.92 per month (subject to annual review).

Service Charge: £144.44 per month (subject to annual review).

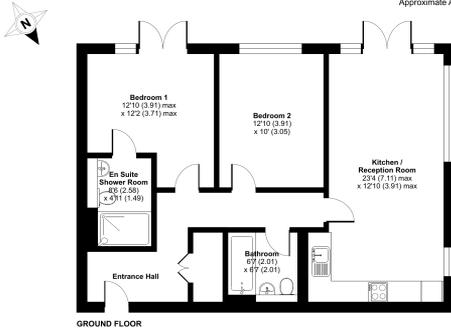
Ground Rent: £150.00 for the year.

Guideline Minimum Income: Dual - £30,500 | Single - £36,200 (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 may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner).

New House Farm Drive, Birmingham, B31
Approximate Area = 814 sq ft / 75.6 sq m
For information only - Not to scale



Plan also produced in accordance with RICS Property Measurement 2nd Edition, International Residential Property Measurement Standards (IPIMS Residential), Produced by Urban Moves, REF: 1222411

DIMENSIONS

GROUND FLOOR

Entrance Hall

Reception

23' 4" max. x 12' 10" max. (7.11m x 3.91m)

Kitchen

included in reception measurement

Bedroom 1

12' 10" max. x 12' 2" max. (3.91m x 3.71m)

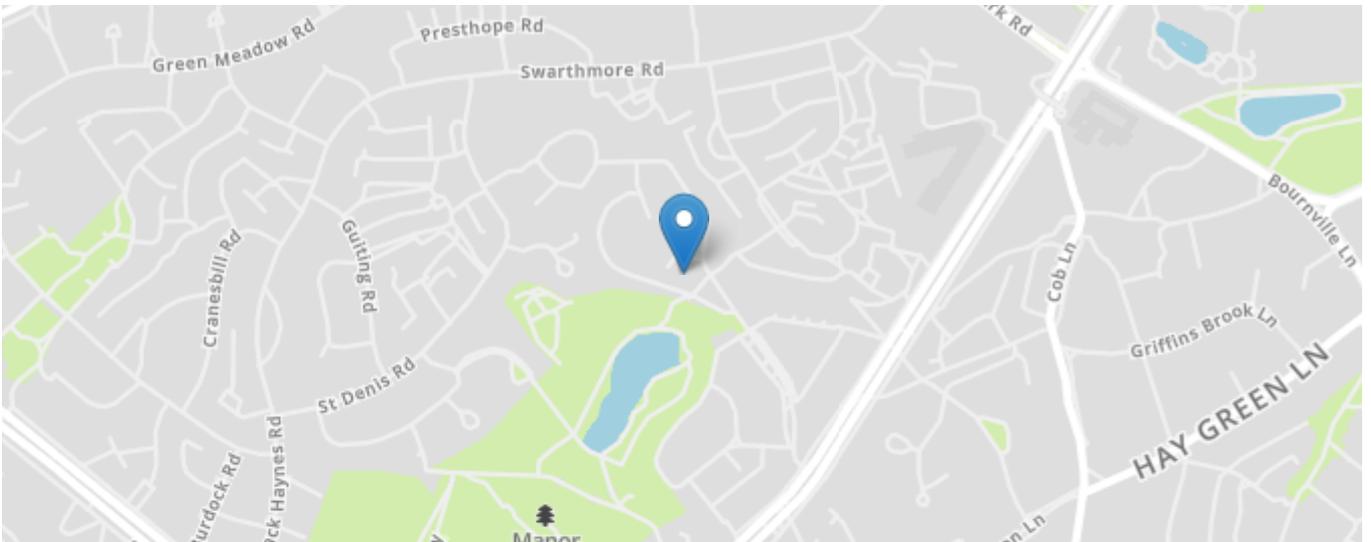
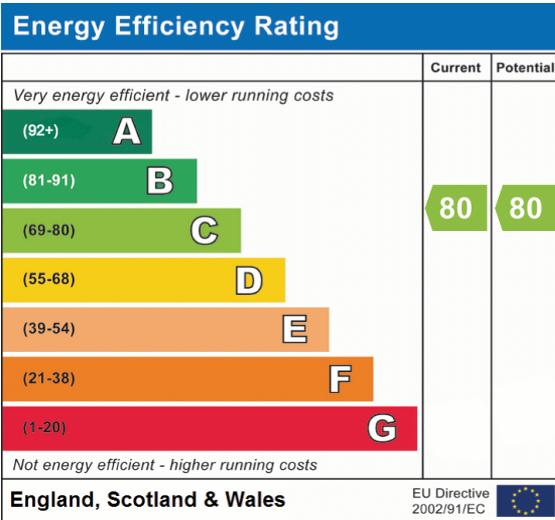
En-Suite Shower Room

8' 6" max. x 4' 11" max. (2.59m x 1.50m)

Bedroom 2

12' 10" x 10' 0" (3.91m x 3.05m)

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.