urban moves
ALL THE RIGHT VALUES

£57,750 Shared Ownership

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






- Guideline Minimum Deposit £5,775
- Second (Top) Floor
- Spacious, Open-Plan Kitchen/Reception Room
- Sleek, Modern Bathroom
- Parking Space
- Guide Min Income Dual £23.3k | Single £25.4k
- Approx. 601 Sqft Gross Internal Area
- South/South-West Facing Juliette Balcony
- Good Energy Efficiency Rating
- Pleasant, Leafy Surroundings

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £165,000). A generously-sized, top-floor flat in this recently-constructed development. The property has a twenty-seven-foot reception room with open-plan kitchen at one end and a south/south-west-facing Juliette balcony at the other. The bedroom is spacious, the bathroom features attractive, bianco carrera style tiles and a large storage/utility cupboard has been provided in the entrance hall. Well insulated walls and roof combined with high performance glazing make for a good energy-efficiency rating. Woodbrooke House sits in pleasant, leafy surroundings just to the north of Manor Farm Park. The flat comes with a parking space and the A38 provides a direct route into Birmingham city centre. Alternatively, the shopping centres and railway stations at Northfield and Selly Oak can be reached via bus or by brief bike ride.

Housing Association: Clarion.
Tenure: Leasehold (125 years from 01/04/2020).
Minimum Share: 35% (£57,750). The housing association will expect that you will purchase the largest share affordable.
Shared Ownership Rent: £328.58 per month (subject to annual review).
Service Charge: £144.44 per month (subject to annual review).
Guideline Minimum Income: Dual - £23,300 | Single - £25,400 (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 may be permitted but only with prior consent from Clarion (which can only be obtained once you are the property owner).

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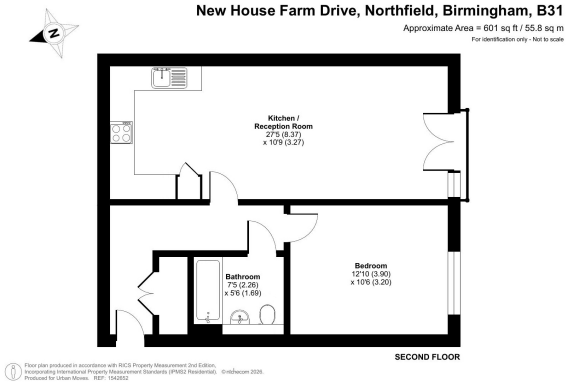
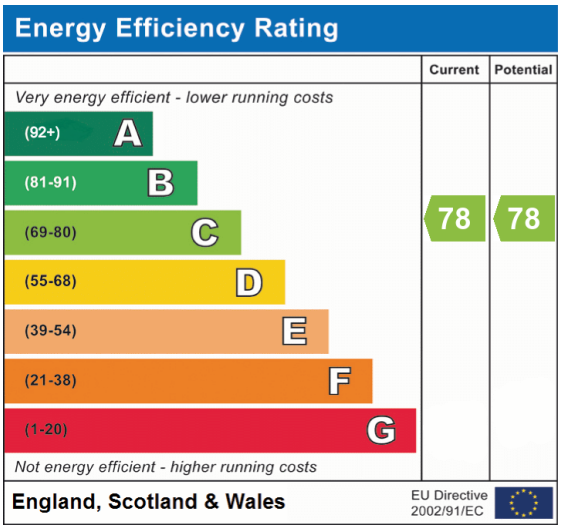




DIMENSIONS

SECOND FLOOR

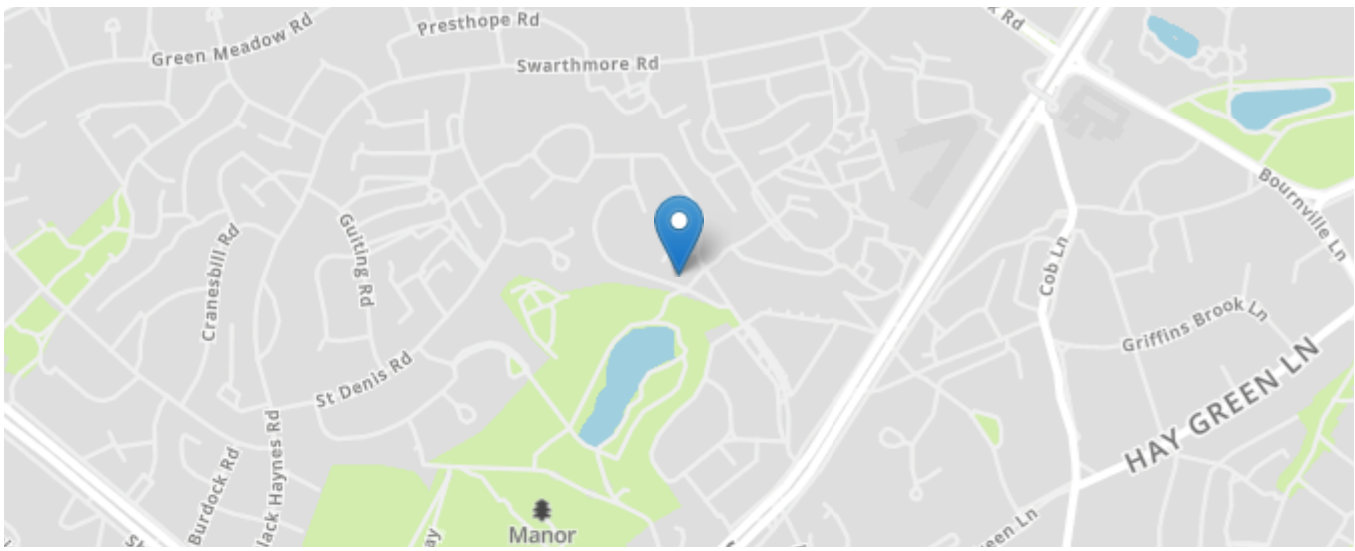
Entrance Hallway

Reception
27' 5" x 10' 9" (8.37m x 3.27m)

Kitchen
included in reception measurement

Bedroom
12' 10" x 10' 6" (3.90m x 3.20m)

Bathroom
7' 5" x 5' 6" (2.26m x 1.69m)



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.