Rice Chamberlains
ESTATE AGENTS LLP



# 36 Shrawley Avenue

**Northfield, Birmingham, B31 3DR**

**25% Shared ownership £40,000**

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****25% SHARED OWNERSHIP – BEAUTIFUL TOP FLOOR TWO BEDROOM APARTMENT WITH NO UPWARD CHAIN** We are delighted to offer to the market this beautifully presented 25% shared ownership, two-bedroom top floor apartment, situated on the popular Shrawley Avenue in Northfield. The property is ideally positioned for a wide range of local amenities, with the area also benefiting from a good choice of local schools. For commuters, Northfield railway station is within close proximity, providing regular services towards Birmingham City Centre, while Kings Norton railway station is also within easy reach. The nearby A38 Bristol Road provides convenient road access towards Birmingham City Centre and south towards Longbridge and Bromsgrove, with access to the motorway network also readily available. The location offers plenty of opportunities to enjoy the outdoors, with a number of parks and green spaces nearby. The apartment itself benefits from double glazing, central heating with a recently re-fitted boiler, access to a communal garden with drying facilities, a communal storage shed and one allocated parking space. The accommodation briefly comprises: secure communal entrance, entrance hallway, spacious living/dining room with Juliet balcony, separate kitchen, two bedrooms and a bathroom. The property represents an excellent opportunity for a first-time buyer or those looking to take their first step onto the property ladder through the shared ownership scheme, subject to eligibility criteria. Energy Efficiency Rating: C. To arrange your viewing and fully appreciate the accommodation and location on offer, please contact our Kings Norton office.**







## Approach
The property is approached via a secure front entry door with intercom system opening into communal hallway with stairs giving rise to the top floor accommodation with a front entry door opening into:

## Hallway
With two ceiling light points, central heating radiator, loft access point, two storage cupboards and doors opening into:

## Living Dining Room
9'4" x 15'9" (2.864 x 4.817)
With double glazed doors with accompanying double glazed windows to the side leads to a Juliette balcony to the front aspect, two ceiling light points, central heating radiator and door opening into:

## Kitchen
7'6" x 9'4" (2.294 x 2.858)
With a selection of matching wall and base units with work surfaces, cupboard housing the central heating boiler, tiling to splash backs areas, sink and drainer with two taps over, integrated oven with four ring burner gas hob with extractor over, space facility for fridge freezer and washing machine and ceiling light point.

## Bedroom One
19'0" max x 12'7" max (5.800 max x 3.841 max)
With three double glazed windows to the front and side respectively, built-in wardrobe, central heating radiator and ceiling light point.

## Bedroom Two
9'6" max x 7'10" min x 11'5" max (2.906 max x 2.403 min x 3.486 max)
With double glazed window to the front aspect, central heating radiator and ceiling light point.

## Bathroom
7'11" x .3087'3" (2.433 x .941)
With a wash hand basin in vanity unit, hidden cistern low flush push button WC, bath with wall mounted electric shower over, further useful storage unit, central heating radiator, tiled flooring, tiling to splash backs and ceiling light point.

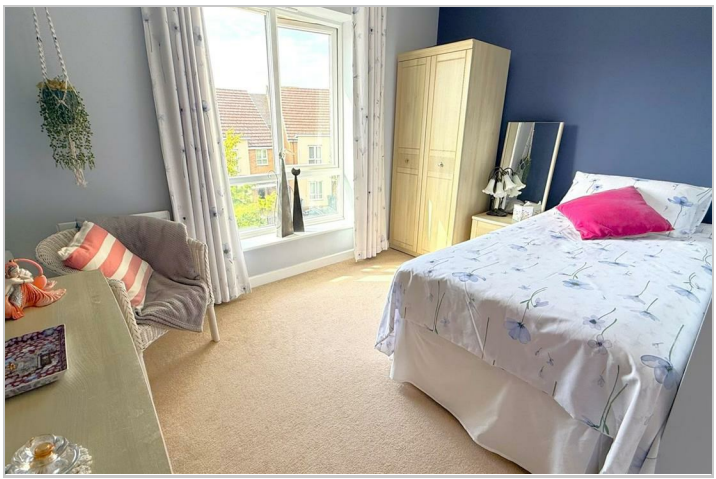
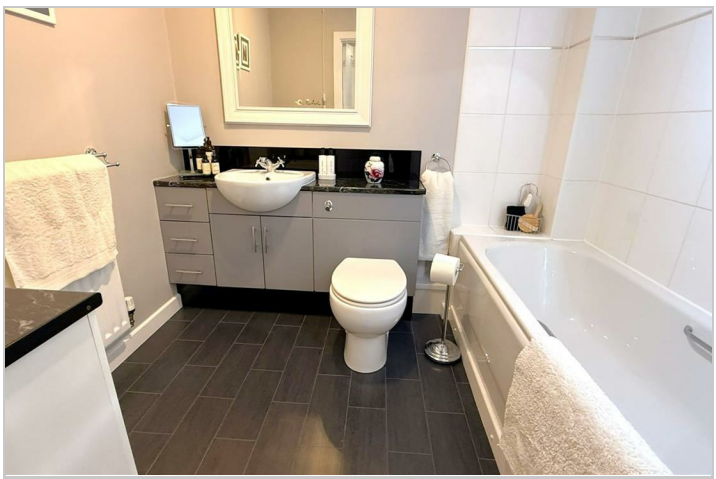
## Parking
The property offers one allocated parking space, with further visitor spaces available.

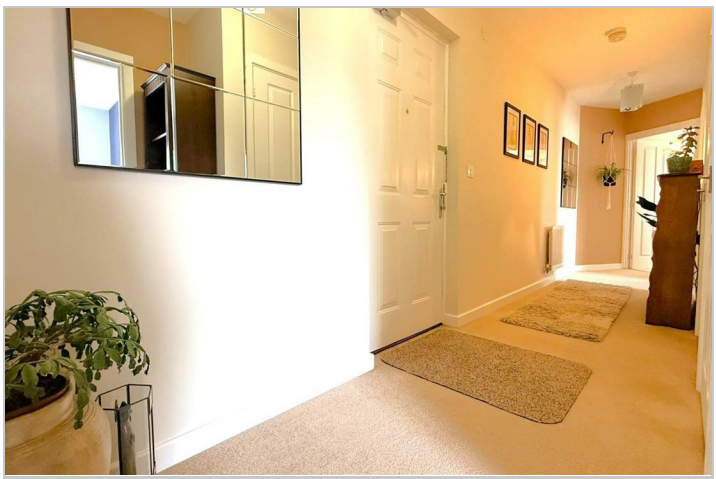
## Communal Gardens
To the rear of the property with lawned areas, communal drying areas and access to a secure shared communal shed.

## Tenure
We have been informed by our vendors the property is Leasehold and that the lease term will be extended to 125 years on completion, the shared ownership rent is £371.33 per calendar month and the ground rent s approximately £0 and service charges are approximately £144.47 per calendar month (subject to confirmation from your legal representative).

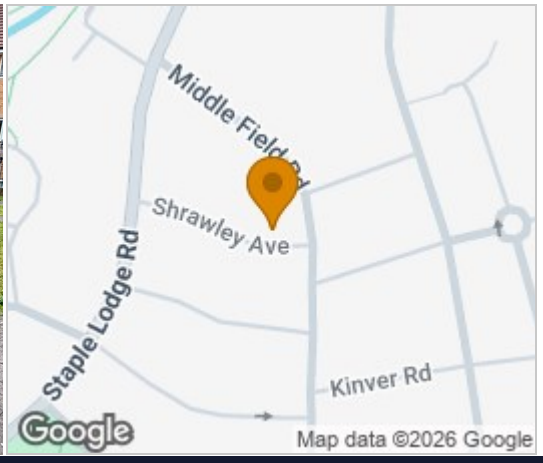
## Council Tax
According to the Direct Gov website the Council Tax Band for Shrawley Avenue Northfield, Birmingham, West Midlands, B31 3DRis band B and the annual Council Tax amount is approximately, £1,830.25, subject to confirmation from your legal representative.



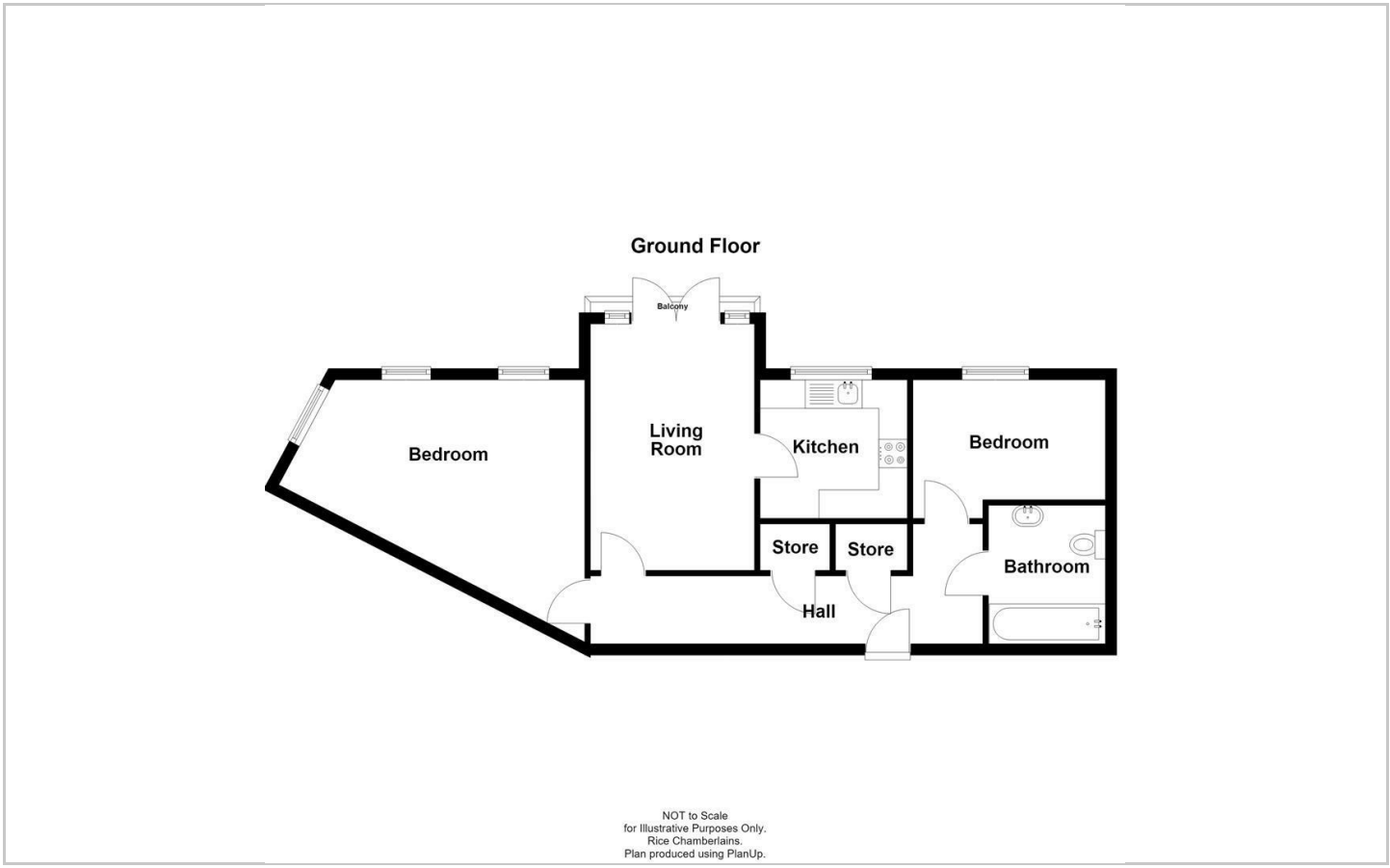






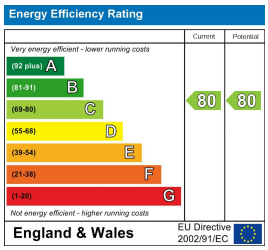

## Floor Plan

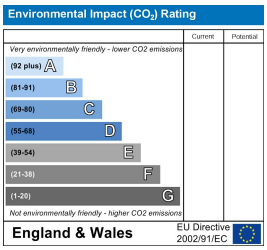



## Viewing

Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




**SALES PARTICULARS – GENERAL INFORMATION**

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

**1. Additional Services / Referral Fees**

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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