



£155,000 Offers In Region Of
Balmoral Way, Birmingham, B14 4NU
Apartment | 2 Bedrooms | 2 Bathrooms

0121 249 6207

BLACK & GOLDS
REAL ESTATE SOLUTIONS

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Step Inside

Key Features

- A Two Bedroom Apartment
- First Floor
- Double Glazing
- Living Room
- Kitchen with Appliances
- Allocated Car Parking
- Viewings Recommended
- No Upward Chain
- Popular Location
- Investment Opportunity

Property Description

BLACK AND GOLDS ARE PLEASED TO OFFER FOR SALE this two bedroom, first floor apartment offered for sale with NO UPWARD CHAIN. Viewings Highly Recommended.

Main Particulars

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Location:

This property is in a highly convenient location, offering residents a wealth of excellent amenities within easy reach. Nearby, you'll find a diverse array of retail facilities, ensuring that shopping and daily necessities are always within close proximity.

For those who rely on public transportation, regular bus services provide convenient access to key destinations, including Birmingham City Centre, Solihull Town Centre, and the surrounding areas, making commuting a breeze.

Families with children will appreciate the property's proximity to a range of high-quality nursery, primary, and secondary schools.

Additionally, the property benefits from easy access to the Maypole and Hollywood By-Pass, providing a swift connection to Junction 3 of the M42 motorway at Portway. The M42 serves as a central hub in the national motorway network, offering quick access, via the junction with the A45, to notable attractions such as the National Exhibition Centre, National Motorcycle Museum, Birmingham International Airport, and Railway Station.

If you are purchasing for investment purposes we feel you would achieve £875 per calendar month

Full Details:

A fantastic investment opportunity awaits with this spacious two-bedroom first-floor apartment located on Balmoral Way, B14.

This charming apartment features a generous living room which offers two Juliet-style balconies, allowing for plenty of natural light and fresh air. The kitchen is well-appointed with a range of base cupboards and drawer units topped with work surfaces, complemented by matching wall-mounted cabinets. It comes fully equipped with modern appliances including a fitted dishwasher, fridge freezer, washing machine, and cooker.

The principal bedroom is designed for comfort with fitted wardrobes providing ample storage and an ensuite shower room for added convenience. The second bedroom is also a comfortable double, perfect for guests or additional family members. The family bathroom is well-maintained and offers all necessary amenities.

Additional features include allocated car parking to the rear, ensuring secure and convenient parking. This apartment represents a great investment opportunity due to its desirable location and spacious, well-maintained interiors.

Tenure:

We are advised that the property is Leasehold - 125 Years as of 2007.

Ground Rent: £250 Per Annum

Service Charge: £1152 Per Annum

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

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PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.



Telephone: 0121 249 6207

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