



smarthomes

## Brambles Crescent

Blythe Valley, Solihull

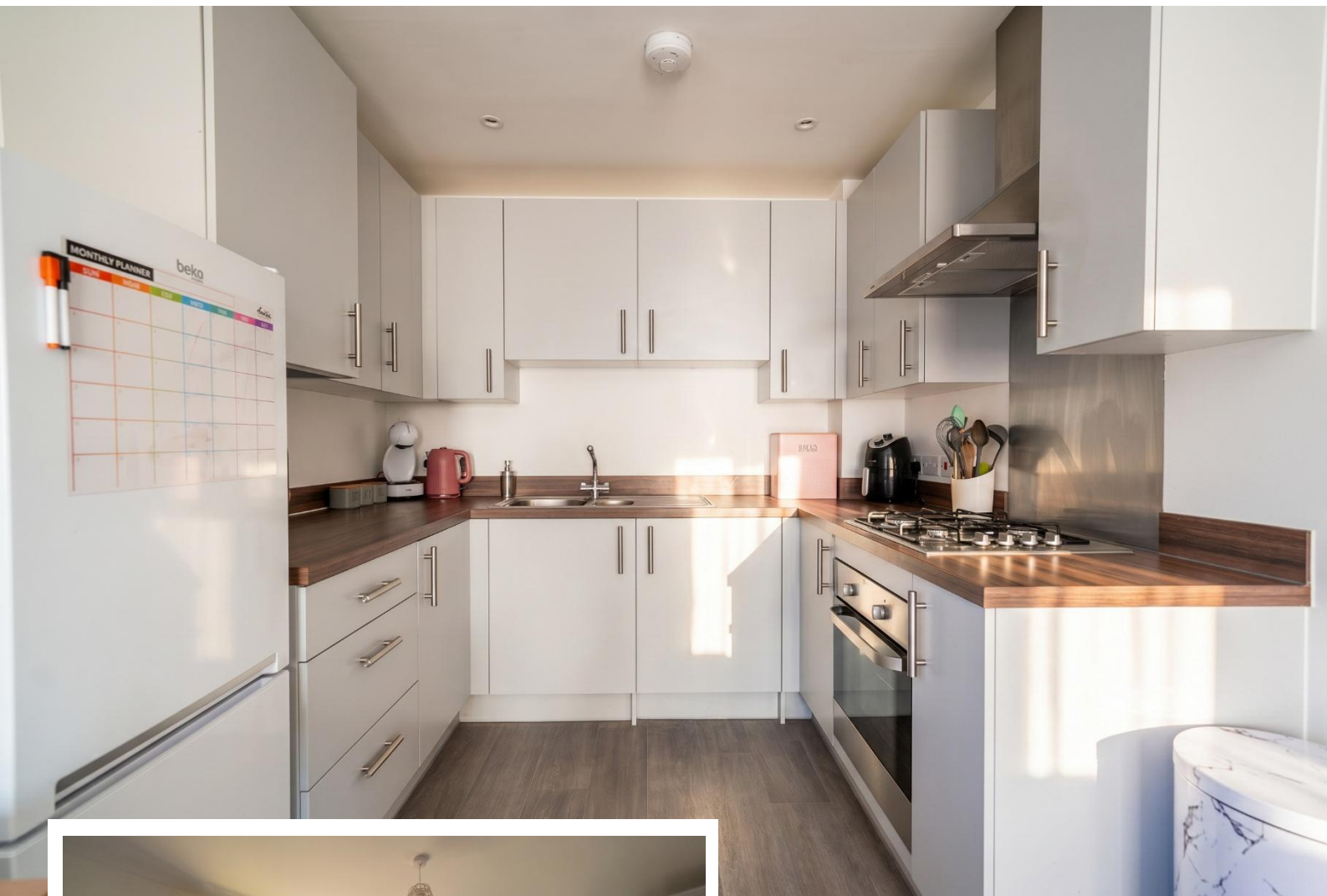
- 40% Shared Ownership
- A Very Well Presented Second Floor Apartment
- Two Good Sized Bedrooms
- Open Plan Kitchen/Lounge Diner
- Master Bedroom With Juliet Balcony
- Modern Family Bathroom
- Allocated Parking Space

**40% Shared Ownership - £92,000**

Current EPC Rating - 83 (B)

Current Council Tax Band - C

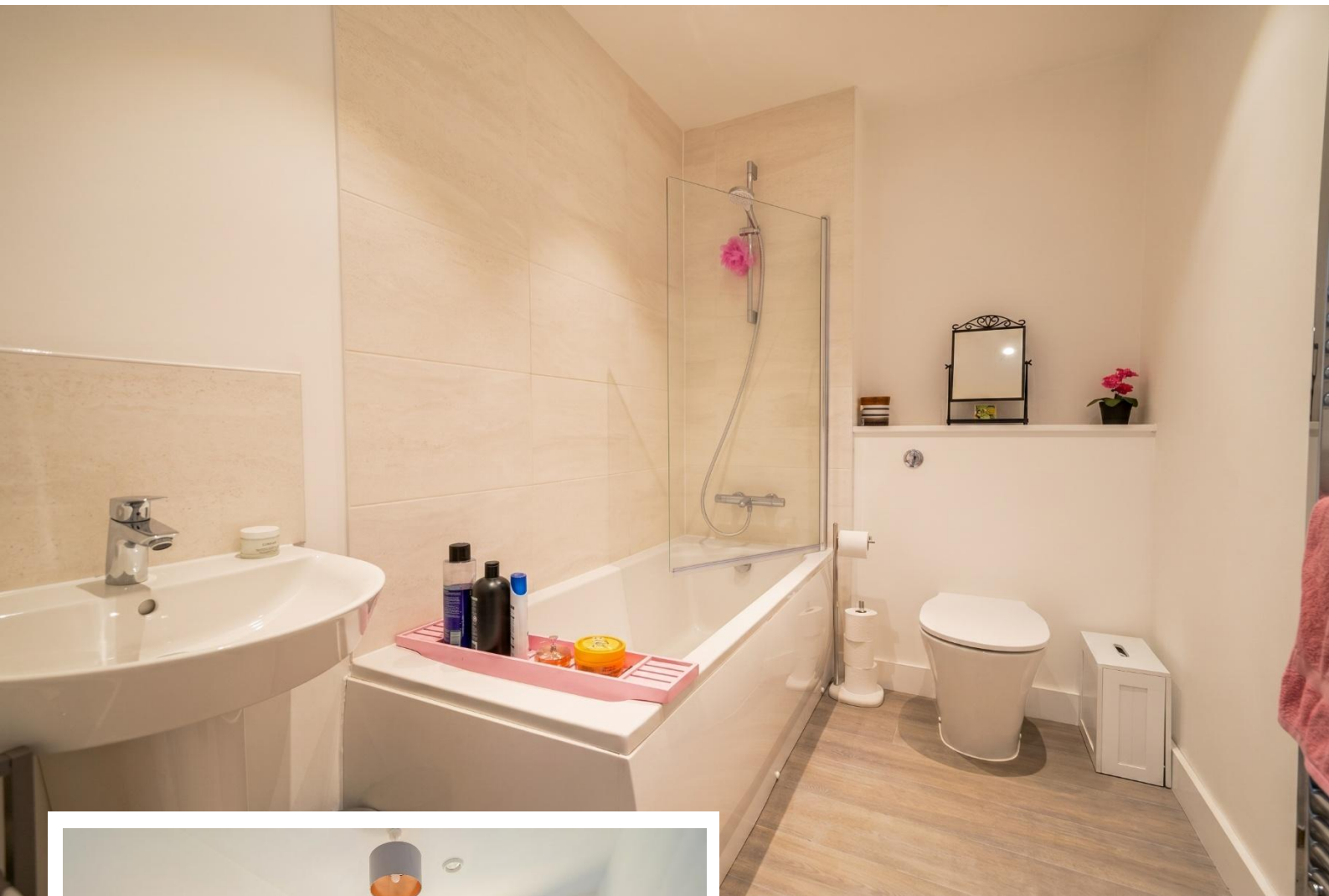




## Property Description

40% Shared Ownership - A very well presented second floor apartment situated within walking distance to local amenities and shops with accommodation briefly comprising two good sized bedrooms; master with Juliet balcony, open plan kitchen/lounge diner with Juliet balcony, modern family bathroom and allocated parking space

Blythe Valley is situated on the edge of Cheswick Green, Monkspath and open countryside, with easy access to the M42 linking to the M6, M40, M1 and M5 motorways, NEC Genting Arena, Resorts World and Birmingham International Airport and Railway Station. A wide selection of shopping facilities can be found along the A34 Stratford Road in Shirley, Sears Retail Park on Marshall Lake Road and Solihull Town Centre offers an excellent choice of shops including Touchwood Shopping Centre and John Lewis Department Store. Local schools are sought after with this property currently falling within Tudor Grange Academy catchment.



## Rooms & Measurements

Hallway

Laundry Cupboard

Modern Fitted Kitchen - 2.4m x 2.2m (7'10" x 7'2")

Living Area - 3.5m x 4.5m (11'5" x 14'9")

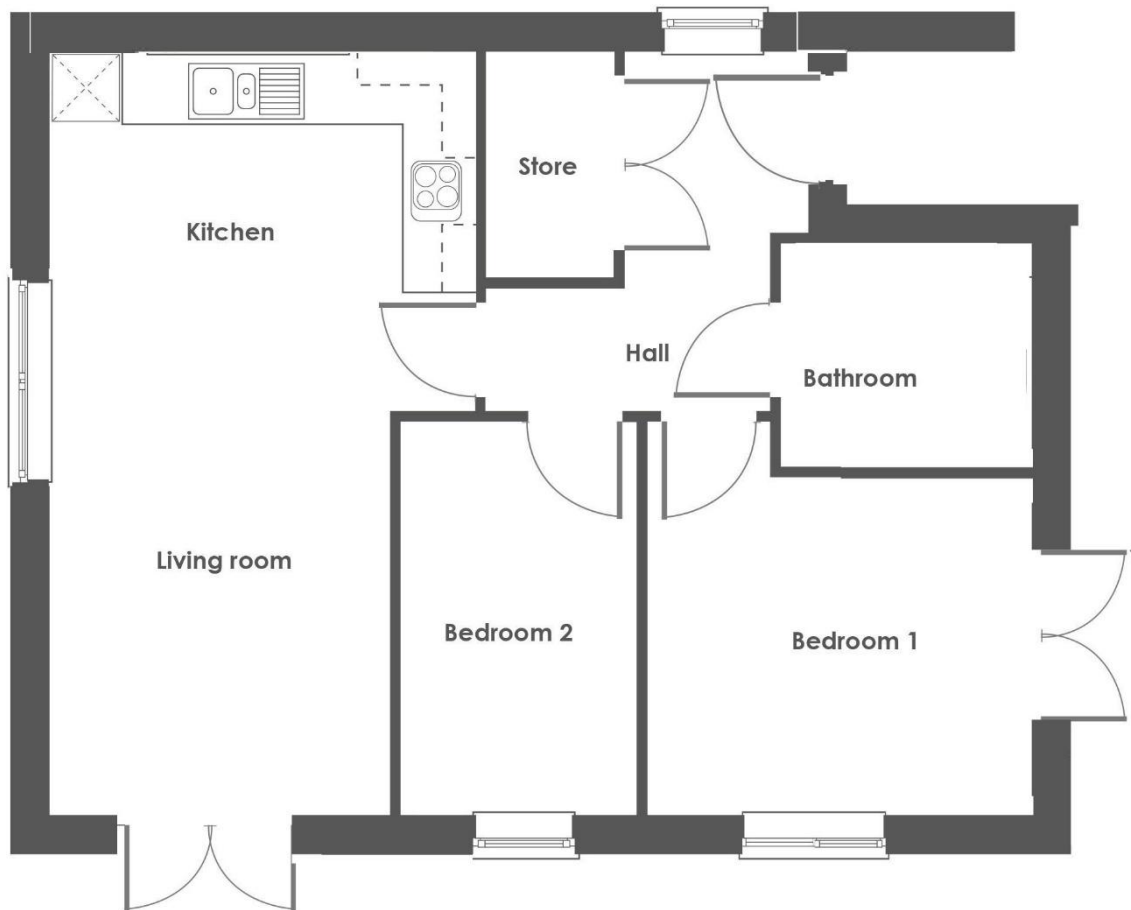
Bedroom One - 3.3m x 4.1m (10'9" x 13'5")

Bedroom Two

Family Bathroom - 2.6m x 1.6m (8'6" x 5'2")

### Tenure

We are advised by the vendor that the property is leasehold with approx. 121 years remaining on the lease. There are monthly charges payable of £355.75 for the remaining 60% share, a service charge of approx. £116.98, £13.45 buildings insurance, £18.86 management fee and £26.74 for reserves and provisions. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band – C



316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.