



£125,000 None

Shawfield, Hollywood, Birmingham, B47 5HP

Flat | 2 Bedrooms | 1 Bathroom

0121 249 6207

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# Step Inside

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## Key Features

- Two Bedroom Flat
- Secure Intercom Entry System
- Double Glazing
- Living Room
- Two Double Bedrooms
- Bathroom
- Fitted Kitchen
- Two Store Cupboards
- Ideal for First Time Buyers
- Investment Opportunity

## Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this well presented and spacious two bedroom second floor flat in B47. Viewing highly recommended.

## Main Particulars

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this well presented and spacious two bedroom second floor flat in B47. Viewing highly recommended.

There is the benefit of local shops at the nearby May Lane, Drakes Cross Parade and Hollywood Lane, and easy road access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway forming the hub of the midlands motorway network.

Coppice Primary and Woodrush Secondary schools are cited within close proximity on Shawhurst Lane.

The property is within easy access to Shirley, via Truemans Heath Lane, with its comprehensive shopping facilities and Maypole via the Alcester Road.

The nearby village of Wythall has its own railway station offering commuter services between Birmingham and Stratford upon Avon, and local bus services provide access to the City of Birmingham.

If you are purchasing for investment purposes we feel you would achieve £795 per calendar month

Full Details:

A spacious two-bedroom flat located in Shawfield, Hollywood, B47.

This property offers generous accommodation and features a living room adorned with a double glazed window and a feature fireplace. The fitted kitchen boasts a range of base cupboards and drawer units with complementary work surfaces, along with matching wall-mounted cabinets, a sink, drainer unit, integrated fridge freezer and ample space for white goods.

Both bedrooms are well-proportioned and benefit from double glazing.

The bathroom is equipped with a WC, wash hand basin, and a bath with a shower over, providing convenience and functionality for everyday living.

Tenure:

We are advised that the property is Leasehold - It's recommended that interested parties verify this information.

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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verification from their solicitor. Sales Particulars form no part of any sale contract. Any items shown in photographs are not included unless particularly specified as such in the sales particulars; interested buyers are advised to obtain verification of all legal and factual matters and information from their solicitor, licensed conveyancer or surveyor.

**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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