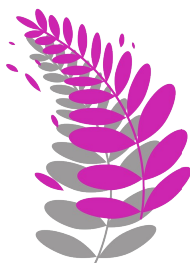


FERNDOWN ESTATES



25 Brickhill Drive, Birmingham, West Midlands, B37 5BY

2 Bed Flat

Offers In Excess Of £100,000

🔑 Receptions 1

🛏 Bedrooms 2

💧 Bathrooms 1



- WELL PRESENTED FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- GOOD SIZE FITTED KITCHEN
- UPGRADED COMMUNAL AREAS
- CLOSE TO HS2 HUB & MAJOR TRANSPORT LINKS

- IDEAL FOR A RANGE OF BUYERS
- SPACIOUS LOUNGE
- BATHROOM SUITE
- INTERCOM & CCTV SECURITY SYSTEM
- HD PROPERTY VIDEO WALKTHROUGH AVAILABLE



Ferndown Estates - Independent Sales / Lettings / Conveyancing / Mortgages

A WELL PRESENTED FIRST FLOOR FLAT - IDEAL FOR DOWNSIZERS, FIRST TIMER BUYERS & INVESTORS. Brickhill Drive comprises of Two double Bedrooms, fitted Kitchen, family Bathroom and spacious Lounge Diner. The property also benefits from upgraded Communal areas with intercom & CCTV systems. The new HS2 Hub Interchange will be located within a short distance from the property.

Overview & Approach



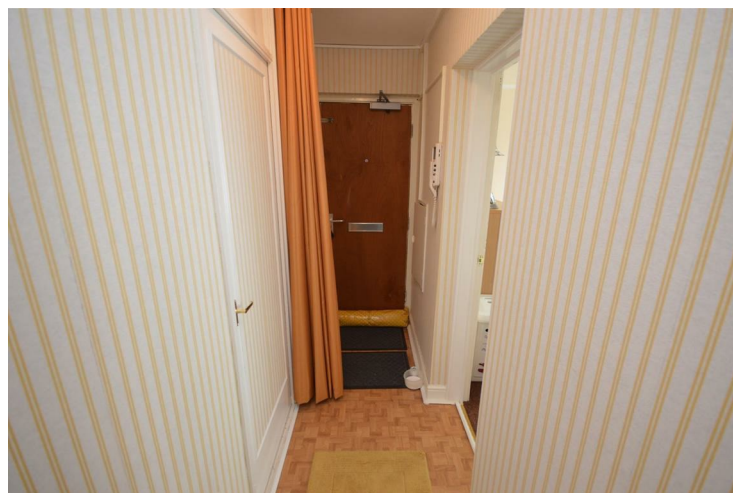
Brickhill Drive is a first floor apartment with two bedrooms, located off Bosworth Drive in Chelmsley Wood, North Solihull within the West Midlands.

The area of Chelmsley Wood is located close to Birmingham International Train Station and Airport, Major Transport Links and is within walking distance to Birmingham Business Parks, Schools and Shops making this an ideal purchase for Investors, Families and First Time Buyers.

The recent announcement of HS2 has increased interest in the area due to the reduced commuting time to London Euston.

The property is approached via a walkway with a door leading into the recently upgraded communal area with intercom system, stairs lead to the first floor with a front door into the:

Entrance Hallway



The Entrance Hallway includes a ceiling light and radiator point, intercom system with CCTV, a cupboard with the consumer unit inside, vinyl flooring and doors leading off too:

Bedroom One



A good size double bedroom overlooking the rear of the property with a ceiling light point.

Bedroom Two

Overlooking the front of the property with a ceiling light and radiator point.

Lounge Diner



Overlooking the rear and side of the property with two ceiling light points and a radiator point.



Kitchen



Overlooking the front of the property with a ceiling light point, matching wall and base units with work surfaces, plumbing for a washing machine, space for other appliances, a cupboard housing the boiler and tiled flooring.



Family Bathroom



Overlooking the front of the property with a ceiling light and radiator point, corner bath with electric shower over, pedestal wash hand basin, low level WC and tiled floor ing.

Additional Information



The property is owned under a leasehold with 107 years remaining on the lease. 125 Years from 4th August 2003.

The property is a Non Standard Construction Type (Bryant Wall Frame)

Brickhill Drive



Total area: approx. 71.9 sq. metres (774.1 sq. feet)



PROPERTY MISDESCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		70	72				