



# WOODLANDS, ABBEY ROAD

## BIRMINGHAM, B68 9HB

£168,600  
LEASEHOLD

THE WOODLANDS | OLDBURY | Boutique Development Within Easy Driving Distance of Birmingham City Centre | Brand New Houses and Apartments Available | Completing Q2 2025! | Contact Davidson Estates for Further Information or to Arrange a Site Tour | All Units Come with EV Parking Space

# Davidson

# ABBEY ROAD

Brand New Site Completing Q2 2025 |

Lovely, Peaceful Location Next to

Warley Woods | 1 Bed Apartment on

Ground Floor | Comes with Private

Terrace | And Allocated Parking Space

Fitted with EV Charger | Lift Access to



## THE WOODLANDS | OLDBURY |

Boutique Development Within Easy Driving Distance of  
Birmingham City Centre | Brand New Houses and

Apartments Available | Completing 2025! |

### | KEY FEATURES |

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Brand New Properties Completing 2025

- 1

Bed, 1 Bath Apartment

-

Sold with Allocated Parking Space

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A Short Drive to Birmingham City Centre

- **Multiple School Options Nearby**

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10 Minutes Drive to University of Birmingham

### | THE APARTMENT |

Located on the first floor, this spacious one bed apartment presents an excellent option for first time buyers and investors alike, coming with an allocated parking space equipped with EV charger, while the apartment offers high

spec finishes throughout and secure door entry system

### | THE DEVELOPMENT |

Woodlands is a rare opportunity for buyers to acquire a high-quality homes in this sought-after location. The development has been designed to offer its residents the most exquisite living experience with immediate access to the beautiful Warley Woods which was voted the best park in the country. The communal garden and rooftop terrace are deliberately designed for its residents, providing a relaxing community space to bond with friends, neighbours, and loved ones under the beautiful sky and sunlight.

### Amenities:

- **Ground floor communal garden**

- 

2nd floor communal rooftop terrace

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Lift access to all floors

### Cycle Storage:

**There are total 12 bicycle spaces within**

**the development**

### | LOCATION |

Located just next to the more affluent Birmingham neighbourhoods -Edgbaston and Harborne, Bearwood and Warley Woods is notable for its excellent transport links to the city

centre, fantastic amount of green spaces, range of good schools, independent stores, shops, cafes and restaurants. In 2019, The Sunday Times survey has named the suburb as "The Best Place for First-time Buyers" in Birmingham and came second in the UK only to commuter town Reading.

### | KEY INFORMATION |

-Est. Service Charge

Apartment: £2.59/sqft

-Tenure

990 Years Leasehold, Peppercorn Ground Rent.

-Building Insurance

Advantage 10 Year Warranty

-Anticipated Completion

Q2 2025

-Payment Terms

1) A reserve fee of £1,000 is payable upon reservation.

2) A deposit of 25% of purchase price is payable on exchange of contracts, 21 days from reservation.

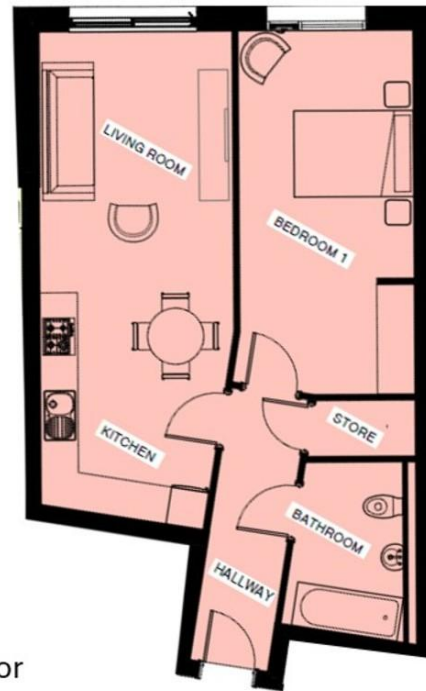
3) The balance of 75% of the purchase price will be payable upon legal Completion.

| CONTACT DAVIDSON ESTATES FOR SITE TOUR OR FOR FURTHER INFORMATION |

## ABBEY ROAD







Apartment 5 | 570sqft | First Floor

# Davidson

## OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements