



Connells

Winchfield Drive
Harborne



Property Description

Set within a popular residential development in the heart of B17, this well-designed two-bedroom flat represents an exceptional investment opportunity for cash buyers seeking value, strong rental demand, and clear potential to add capital appreciation.

Offered to the market on a cash-buyers-only basis due to the remaining lease term, the property allows investors to secure a significantly lower entry price in a sought-after area—creating excellent scope for refurbishment, rental yield optimisation, or future resale uplift once the lease is extended.

Inside, the flat offers generous proportions throughout, including a bright and spacious lounge/diner, a separate kitchen, and two genuine double bedrooms, making it ideal for professional sharers, hospital staff, or student tenants. With an overall footprint of approximately 720 sq.ft, it provides larger-than-average internal space—an attractive feature for long-term renters.

The flat is conveniently located for Harborne High Street, QE Hospital, and University of Birmingham, with a short commute to city centre, ensuring a consistent tenant pool and robust year-round rental interest.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the

transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Approach

Is approached via communal entrance hallway with intercom system, stairs to all floors where no56 can be found on the second floor, door to:

Hallway

Storage cupboards, panelled radiator, ceiling light point and doors to:

Lounge/Dining Room

Double glazed window to the rear elevation, panelled radiator, ceiling light point, electrical points.

Kitchen

Matching wall and base units, tiled splashbacks, built in electric appliances, panelled radiator, storage cupboards, ceiling light point, electrical points

Bedroom 1

Double glazed window to the front elevation, fitted wardrobes, panelled radiator, ceiling light point and electrical point

Bedroom 2

Double glazed window to the front elevation, fitted wardrobes, panelled radiator, ceiling light point and electrical point.

Bathroom

Suite comprising panel bath with shower over,

low level w.c, wash hand basin, part tiling and obscure double glazed window to the side elevation.

Garage

Please note there is a single car garage in a separate block.

Agents Note

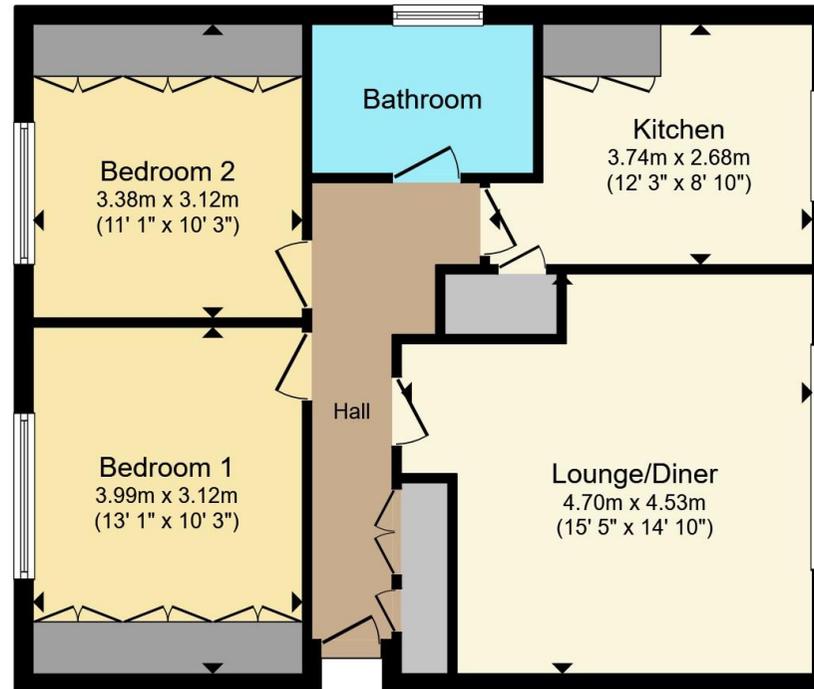
Please note this property is cash buyer only due to remaining lease of 38 years.

Current ground rent: £15 every 6 months

Current service charge: £750 every 6 months







Floor Plan

Total floor area 66.9 m² (720 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 0121 426 2800
E harborne@connells.co.uk

158 High Street Harborne
 BIRMINGHAM B17 9QE

EPC Rating: C Council Tax
 Band: C

Service Charge:
 1500.00

Ground Rent:
 30.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HBO310682

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1964. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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