



Flat 4 High Croft House New Road, Rubery, Birmingham, B45 9JR

£134,950

- Beautifully presented ground floor Apartment
- Modern Shower Room
- Recently renovated
- NO UPWARD CHAIN
- Two Bedrooms
- Gas central heating
- Potential Rental Income = £775 PCM
- Open plan Kitchen/Living Room
- Newly Fitted Carpets
- EPC Rating = C Council Tax Band = A

Flat 4 High Croft House New Road, Birmingham B45 9JR

A fantastic opportunity to purchase a fully refurbished ground floor two bedroom Apartment as a first time purchase or Buy To Let Investment, available with no upward chain, situated on the Rubery High Street, B45.

EPC Rating = C

Council Tax Band = A



Council Tax Band: A



Description

The Apartment offers in brief detail; entrance hallway with storage cupboard, two double bedrooms, open plan Kitchen/Living area with integrated cooker and hob, modern shower room, area for washing machine. The property has been renovated throughout with newly fitted flooring. Gas Central Heating. No Upward chain.

****Viewing highly recommended****

Location

High Croft House Apartments are Located in Rubery Village containing an array of shops and local facilities to suit your needs, including but not limited to; supermarkets, a bank, charity shops, a vets, opticians and doctors surgeries - plus much more! Located to the South of Birmingham, High Croft House is approximately 3 miles from Junction 4 of the M5 Motorway - providing easy access to all parts of the country via M5 & M42.

Longbridge Shopping Complex provides retail including M&S, Costa, Sainsbury's along with various entertainment facilities plus Great Park are all within a short drive from Rubery.

Rubery is also within walking distance to the popular Waseley Hills Country Park which consists of over 150 acres of countryside and nature reserve.

Tenure

The vendor has informed us the property is leasehold. Prospective purchasers are advised to verify this with their solicitor.

Lease Details: 125 years, from 1st Jan 2019

Years remaining: 121 Years

Annual Service Charge: £908.44

Directions

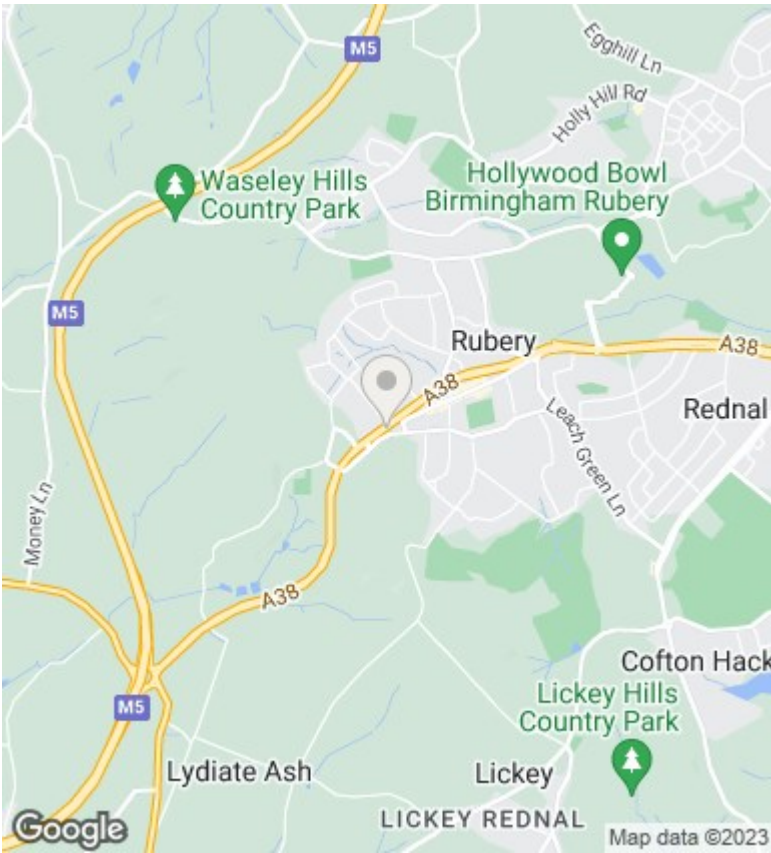
High Croft House is situated on the junction of New Road and Library Way in Rubery Village. The property can be found using the postcode B45 9JR.

Viewings

Viewings by arrangement only. Call 0121 453 8447 to make an appointment.

Council Tax Band

C



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