



92 West Heath Road, Birmingham, B31 3TU Offers In The Region Of £120,000



Ground Floor Apartment | Vacant Possession | Garage | 170-Year Lease.

A fantastic opportunity to acquire a well-proportioned ground floor apartment, offering approximately 603 sq ft of accommodation, with the added benefit of vacant possession and a private garage.

The property would make an excellent purchase for a first-time buyer looking to take their first step onto the property ladder, or an investor seeking a property with strong rental potential.

The apartment is offered with an impressive 170 years remaining on the lease, providing long-term security for the new owner.

Key Features



Key Features

- Property Highlights
- Stylish 603 sq ft ground floor apartment
- Vacant possession – ready for its new owner
- Impressive 170-year lease remaining
- Private garage included
- Ideal first home or investment purchase
- Well-proportioned and versatile living space
- Attractive opportunity for investors
- Convenient Northfield location
- Excellent potential to add value

Area information

Location

West Heath Road is situated within the established residential area of Northfield, to the south-west of Birmingham city centre. The location offers an excellent balance of convenient transport links, everyday amenities and access to green open spaces.

For commuters, Northfield railway station is approximately half a kilometre away, providing regular services along the Cross-City Line towards Birmingham New Street, University, Sutton Coldfield and Lichfield, as well as services south towards Redditch and Bromsgrove.

There are also local bus services close to the property, with stops on West Heath Road just a short walk away, providing convenient connections to Northfield and surrounding areas. The nearby A38 Bristol Road provides a direct route towards Birmingham city centre and onward access to the wider road network, while the M5 and M42 motorway networks are also readily accessible.

Northfield itself provides a good selection of shops, supermarkets, cafés, restaurants and everyday amenities, with the wider Longbridge area offering further retail and leisure facilities. Longbridge Town Centre is also within easy reach, while local supermarkets include Central Co-op Food - Northfield and ALDI.

For those who enjoy outdoor space, the area benefits from a number of parks and green spaces, including Manor Farm Park and Ley Hill Park, providing opportunities for walking, recreation and leisure.

The property is also well placed for access to Birmingham city centre, home to an extensive range of employment, shopping, dining and entertainment facilities. Birmingham City Council's Council House is located in Victoria Square in the heart of the city centre, approximately 6 miles from the property.

Overall, West Heath Road offers a convenient and well-connected setting, making it an appealing location for both owner-occupiers and investors seeking accessibility to Birmingham while retaining the benefits of an established residential neighbourhood.

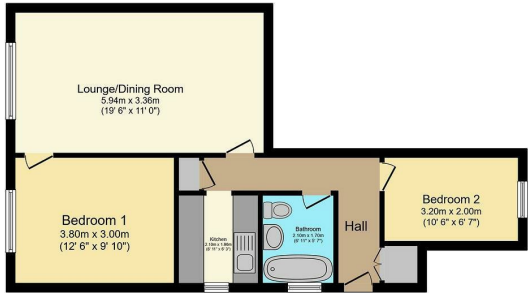
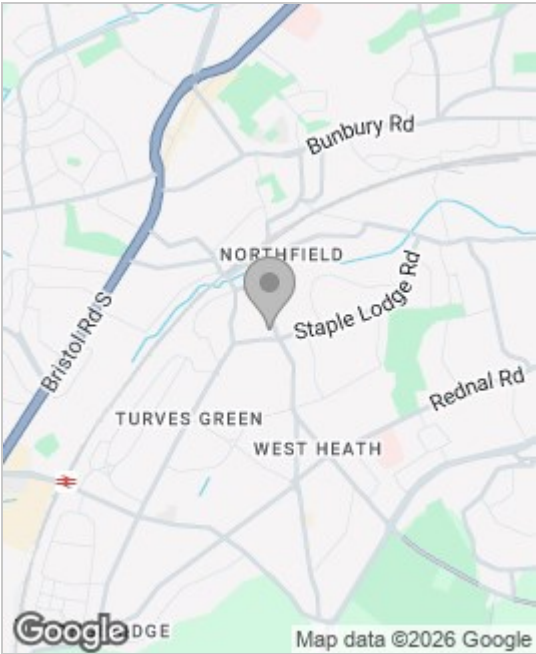
Disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

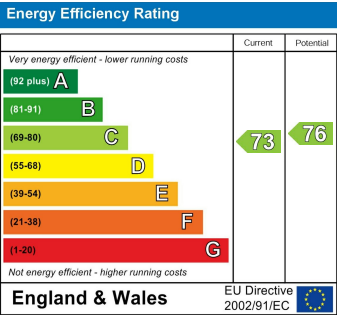
Tenure - Leasehold

Possession - Vacant

Viewings - Strictly by appointment through Genie Homes



Total floor area: 54.2 sq.m. (583 sq.ft.)
This floor plan is for illustrative purposes only. It is not shown to scale. Any measurements, floor areas (including any total floor area), dimensions and orientations are approximate. We do not warrant, and cannot be held liable for any purpose and do not form any part of any agreement, no liability is taken for any error, omission or misstatement. A party must rely upon its own measurements.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.