FOR SALE

www.midlandresidential.co.uk



Brockwell Road

, Kingstanding, B44 9PF

Midland Residential are pleased to presented and spacious flat situated above a shop, ideally located close to local amenities and transport links. The property is offered unfurnished and benefits from electric heating, double glazing, and generously sized accommodation throughout. Conveniently positioned just minutes from local shops and amenities, this property would ideally suit a couple or working professionals.

EPC:E
Council Tax: A
Annual Income £22,500

£750 Per Calendar Month

3a Brockwell Road

, Kingstanding, B44 9PF

1 1 1 E

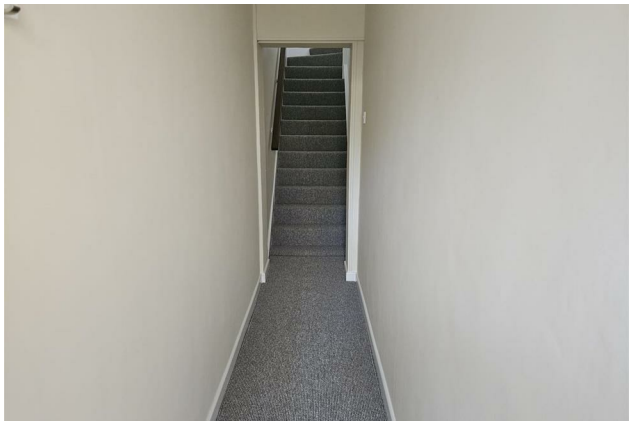
- One bed flat above a shop
- Double glazed
- Available now
- Annual Income £22,500
- Unfurnished
- Close to local amenities
- EPC E
- Electric heating
- Suitable for a couple or working professionals
- Council Tax: A



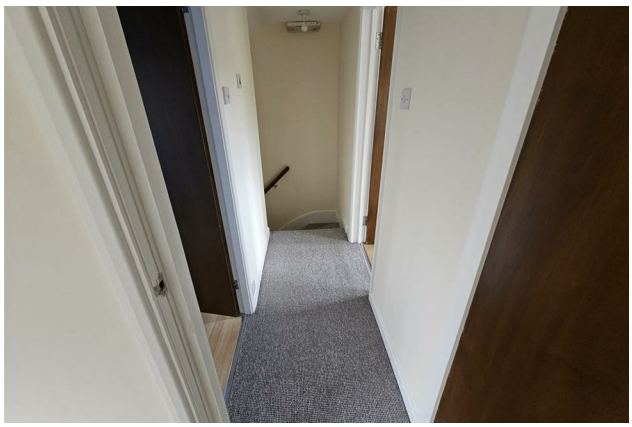




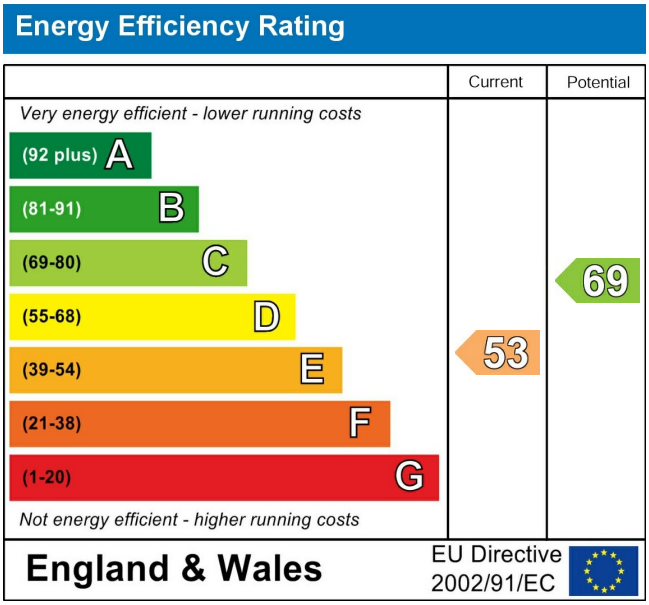














Property Particulars. These particulars, whilst believed to be accurate, are set out as a general guide and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. This property is being handled by Midland Residential. We would be delighted to discuss the purchase with you and assist with any queries you may have regarding the property, arranging a mortgage, or providing a sales valuation on your existing home. These Particulars of Sale were prepared and photographed by Midland Residential. Unless stated otherwise or agreed through separate negotiation, items contained within the property will not remain upon completion of the sale. All measurements are approximate and must not be relied upon. Some images have been edited with AI for clearer presentation.

Disclaimer Notice

The Digital Markets, Competition and Consumers Act 2024 (DMCCA). The Agent has not tested any apparatus, equipment, fixtures, fittings, or services, and therefore does not verify whether they are in working order, fit for purpose, or within the ownership of the sellers. The buyer must assume any information provided is incorrect unless verified by their own solicitor or surveyor. The Agent has not checked the legal documentation to verify the legal status of the property or the validity of any guarantees. All measurements in these particulars are approximate, and photographs are provided for general guidance only. Items shown in photographs are not included unless specifically mentioned in writing within these particulars. Separate negotiation may be available for such items. No assumption should be made regarding the property or locality that is not specifically shown or confirmed. Misrepresentation Act 1967. These particulars are not to be regarded as an offer or contract. Statements about the property are made without responsibility on the part of Midland Residential or the seller, and should not be relied upon as representations of fact. Purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars. Neither the client (seller), the Agent, nor any employee has authority to make or give any representation or warranty regarding the property. Tenure. We have been advised by the vendor that the property is . The Agent has not had sight of the title documents; therefore, prospective purchasers are advised to obtain verification from their solicitors.

Anti Money Laundering Regulations. In accordance with Anti-Money Laundering (AML) regulations, intending purchasers will be required to produce identification documentation and proof of funds at the offer stage. Failure to comply with this request will result in the offer being refused. A non-refundable fee of £55.00 per person is payable by each buyer and gifter when an offer is accepted in principle. We appreciate your cooperation in helping to prevent delays in agreeing the sale.