



**Bell Court  
Birmingham  
West Midlands  
B31 1LQ**

**Offers in Excess of £138,000**

**bettermove**

# Bell Court Birmingham

Bettermove are proud to present this 2 bedroom first floor maisonette in Northfield, Birmingham.

The property benefits from double glazing, gas central heating throughout and has off street parking available via an allocated parking space. The council tax band is B.

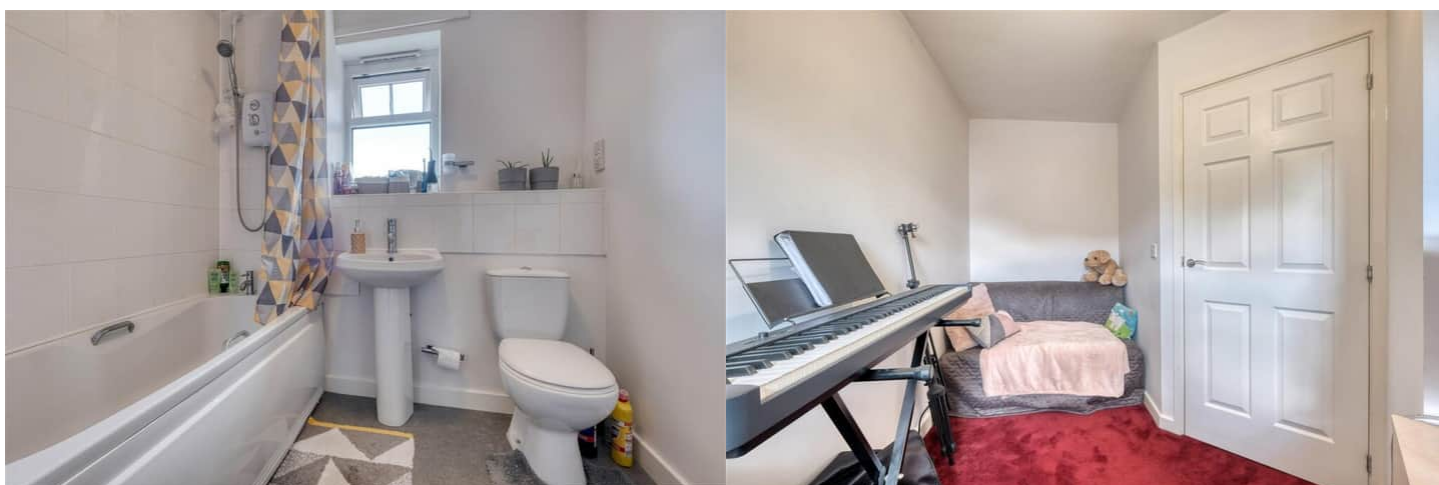
This is a leasehold property with 108 years remaining on the lease; the ground rent is £150 per annum and the service charge is approximately £75.61 per month.

The interior of this well presented first floor property comprises of a private ground floor entrance, the spacious living room, fitted kitchen, two bedrooms and the family bathroom.

Located in the popular area of Northfield in South Birmingham, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Easy commute to Birmingham University via bus, road and train, fantastic local hospitals including Queen Elizabeth Hospital in neighbouring Selly Oak and Royal Orthopaedic Hospital in Northfield. Excellent transport links readily accessible for M42 junction 2 and M5 junction 4. There are also two local parks nearby, Manor Farm Park and Ley Hill Park plus based on the beautiful Brooke Greenway cycling and walking route.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe. Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs. The exclusivity fee is returned to you upon successful completion of the property.



# Bell Court, Birmingham

## First Floor

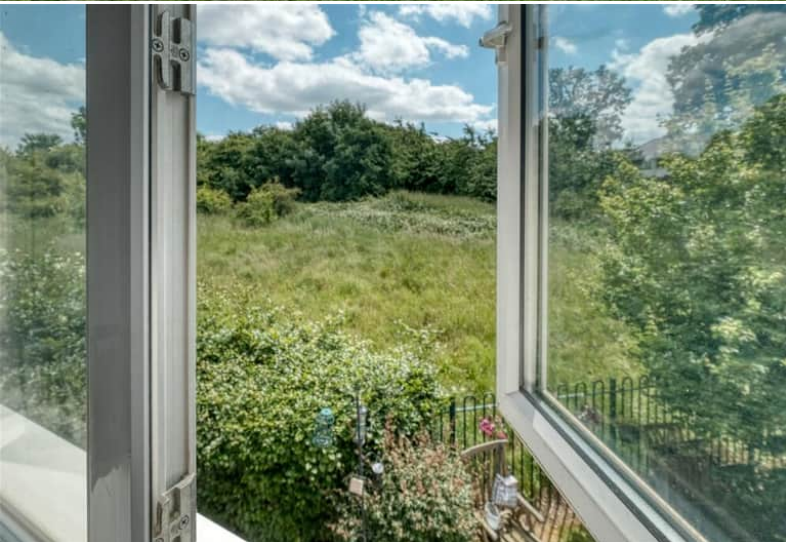
Ground Floor  
Entrance



Total Area Approx  
67.7 Sq M  
728.7 Sq Ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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