



**Pershore Road
Selly Park
Birmingham
West Midlands
B29 7NY**

Offers in Excess of £195,000

bettermove

Pershore Road

Birmingham

Bettermove are proud to present this 2 bedroom ground floor flat in Selly Park, Birmingham, available with no forward chain.

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

This is a leasehold property with 156 years remaining on the lease; the ground rent and the service charge are £1,555.50 per annum.

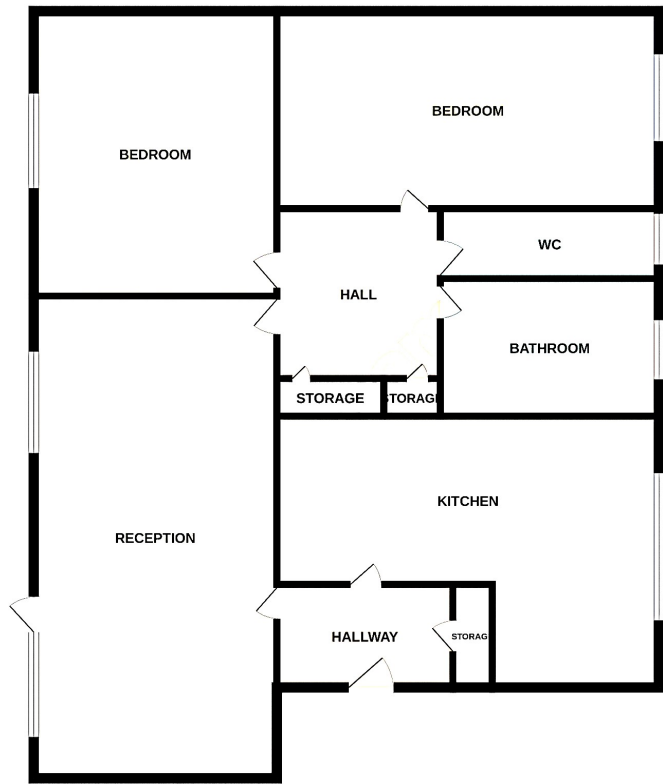
This beautifully presented property is located on the ground floor, and comprises a spacious living room and fitted kitchen, two bedrooms, a bathroom and separate WC.

Located in the popular town of Selly Park, Birmingham, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Selly Oak, Bournville and Birmingham University Train Stations, as well as a variety of local bus routes, and quick access to the A38, leading to the M5.


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




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 



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