



**Brook Farm Walk  
Birmingham  
West Midlands  
B37 6RY**

**Offers in Excess of £102,000**

**bettermove**



# Brook Farm Walk

## Birmingham

Bettermove are proud to present this Ground Floor 2 Bedroom Flat with a private rear garden in Chelmsley Wood available with no forward chain.

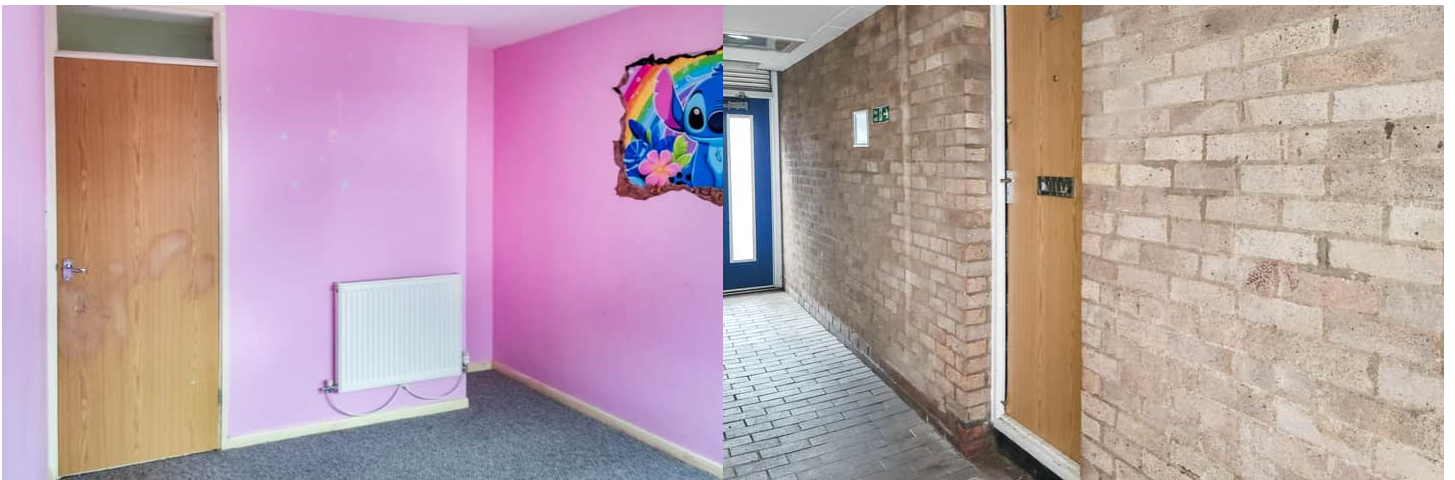
The property benefits from double glazing and gas central heating throughout The council tax band is A.

This is a leasehold property with 103 years remaining on the lease; the ground rent and service charges are £114 per quarter.

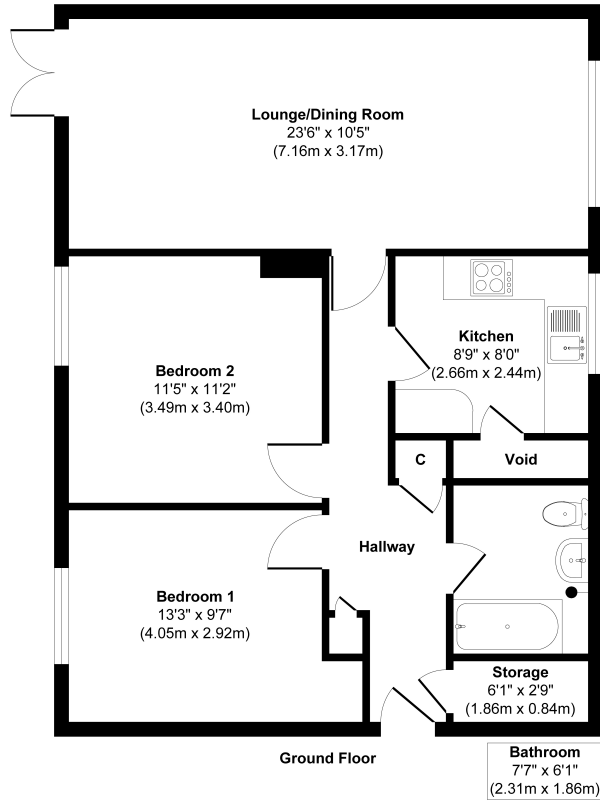
The interior of this beautifully presented property comprises a spacious living/ dining room, two double bedrooms, the fitted kitchen and the family bathroom on the ground floor of the building. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the residential area of Chelmsley Wood, the property is close to a range of amenities, including Chelmsley wood shopping centre, North Solihull Sports Centre, Junior and senior schools . Excellent transport connections can be found from Marston Green Train Station, M6, M42 and many local bus routes.

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



B37 6RY - 42 Brook Farm Walk, Birmingham



Approx. Gross Internal Floor Area 736 sq. ft / 68.41 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.





20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)