



**50% Shared Ownership**

**Crossways Green, Kingstanding  
Birmingham, B44 8QW**

**Offers Over £80,000**



# Kingstanding

Offers Over £80,000  
50% SHARED OWNERSHIP



A rare opportunity to purchase this 50% shared ownership two-bedroom terraced home, perfect for First Time Buyers and a great way to get onto the property ladder.

Set in this popular cul de sac, the deceptively spacious property benefits from two allocated parking spaces and is accessed via the reception hall with stairs off. The kitchen has a range of fitted units with spaces for a cooker, washing machine and fridge freezer and there is a window to the front. The lounge / dining room is an excellent size and has ample room for a settee as well as a dining table and chairs and there are two windows and a door to the garden.

On the first floor there are two bedrooms, the master is a well-proportioned double with a window to the front and an over stairs storage cupboard whilst the second bedroom is a double with a window to the rear. The modern bathroom has a white suite with a shower over the bath, part wall tiling and a window to the rear.

Outside there is a patio area leading to the lawned garden and this double glazed and centrally heated home must be viewed.

**Note: 50% shared ownership with Midland Heart Housing Association and the buyers need to be approved by them.**

**Rent payable: Currently £261.74 per month Leasehold**



## Property Specification



### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 10th January 2023

**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

### 50% SHARED OWNERSHIP

TWO BEDROOMS  
END TERRACED  
PERFECT FOR FIRST TIME BUYERS  
CUL-DE-SAC LOCATION

**Reception Hall**  
3.18m (10'5") x 1.97m (6'6")

**Kitchen**  
3.18m (10'5") x 2.48m (8'2")

**Lounge**  
4.55m (14'11") x 3.85m (12'8")

**Bedroom 1**  
3.45m (11'4") x 3.18m (10'5")

**Bedroom 2**  
3.85m (12'8") x 2.39m (7'10")

**Bathroom**  
2.06m (6'9") x 1.90m (6'3")

### Viewer's Note:

Services connected: Gas Electric Water Drainage

Council tax band: B

Tenure - Leasehold 99 years from 1<sup>st</sup> April 1994  
APPROX 70 years remaining.

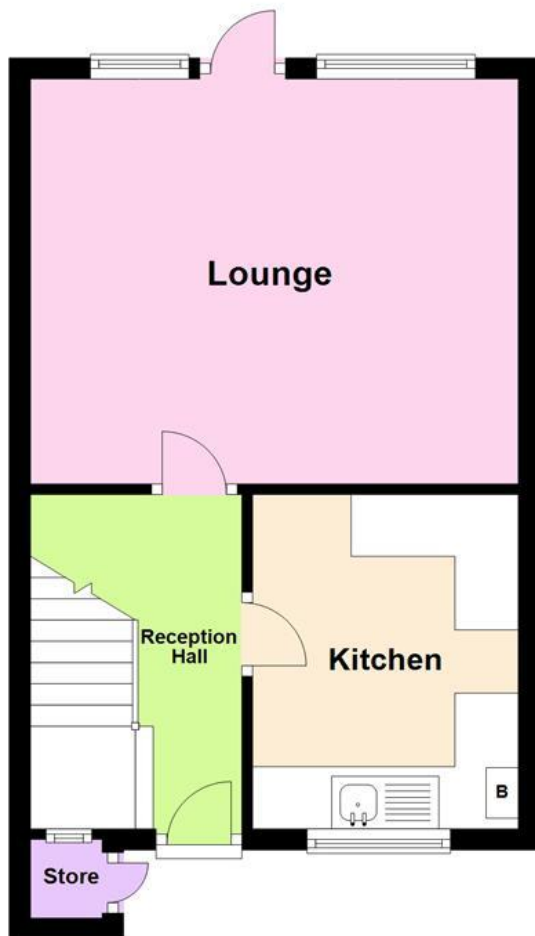
Rent for 50% Share - Currently £261.74 per month.



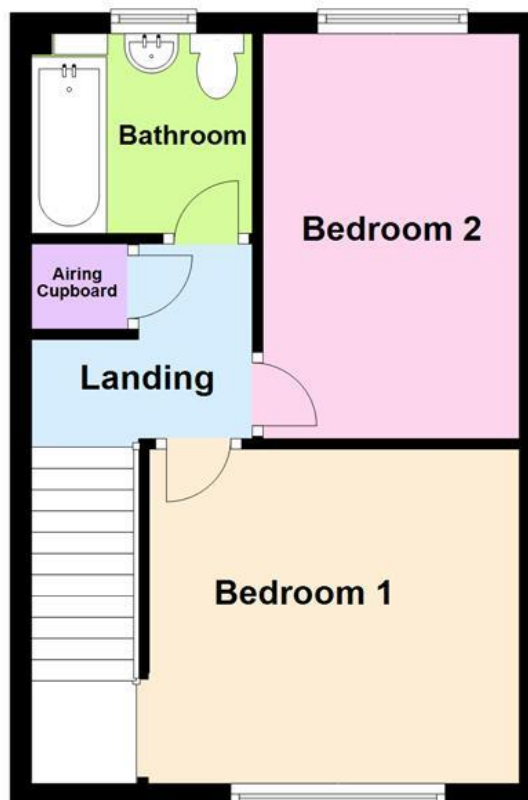
# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

## Ground Floor



## First Floor



## Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Map Location

