

Offers In Excess Of £80,000

Breedon Court, Pershore Road, Kings Norton, B30 3BH

LEADERS





Overview

Situated on the second floor of the popular Breedon Court development, this spacious two-bedroom apartment offers an excellent opportunity for investors and cash buyers alike.

Offered to the market with **no upward chain**, the property occupies a convenient position just off Pershore Road in Kings Norton, with excellent transport links and easy access to Birmingham City Centre.

The accommodation comprises two generous double bedrooms and a bright, open plan kitchen, dining and living area, with French doors opening onto a Juliet balcony, creating a light and airy living space.

The kitchen and bathroom have both been modernised; however, the property now requires further refurbishment to restore it to its full potential, making it an ideal opportunity for buyers looking to add value.

The property is offered with approximately 76 years remaining on the lease and is therefore suitable for cash purchasers only. The vendor has advised that the annual service charge is approximately £135 per annum, with a peppercorn ground rent.


PLATFORM
NOW OPEN IN KINGS NORTON
Turn right at roundabout.
PLATFORM













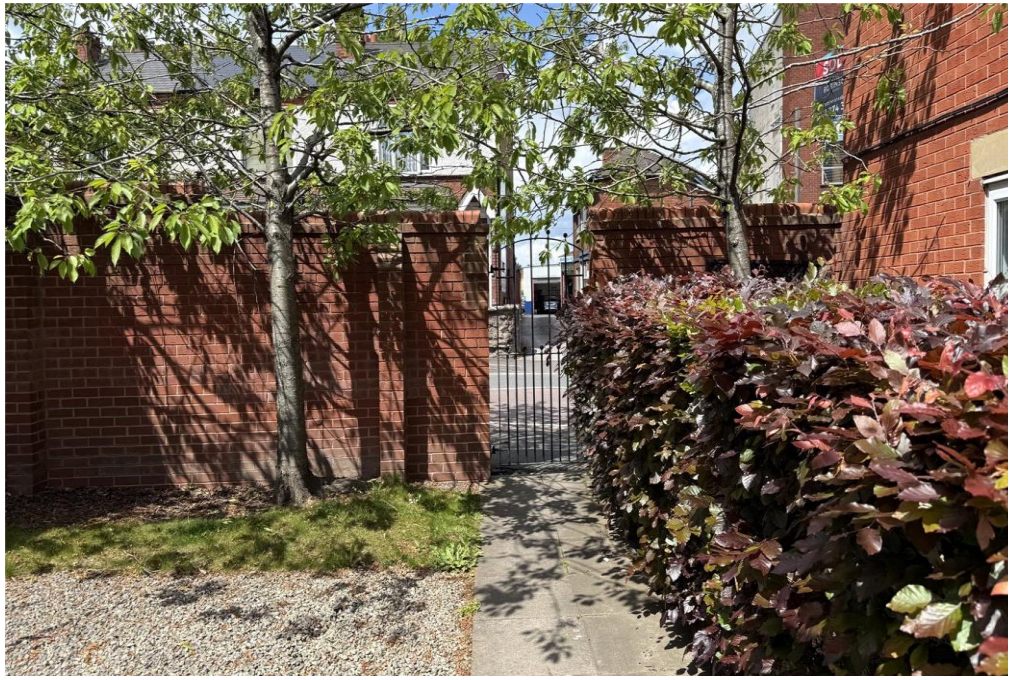

WHARFS

Location

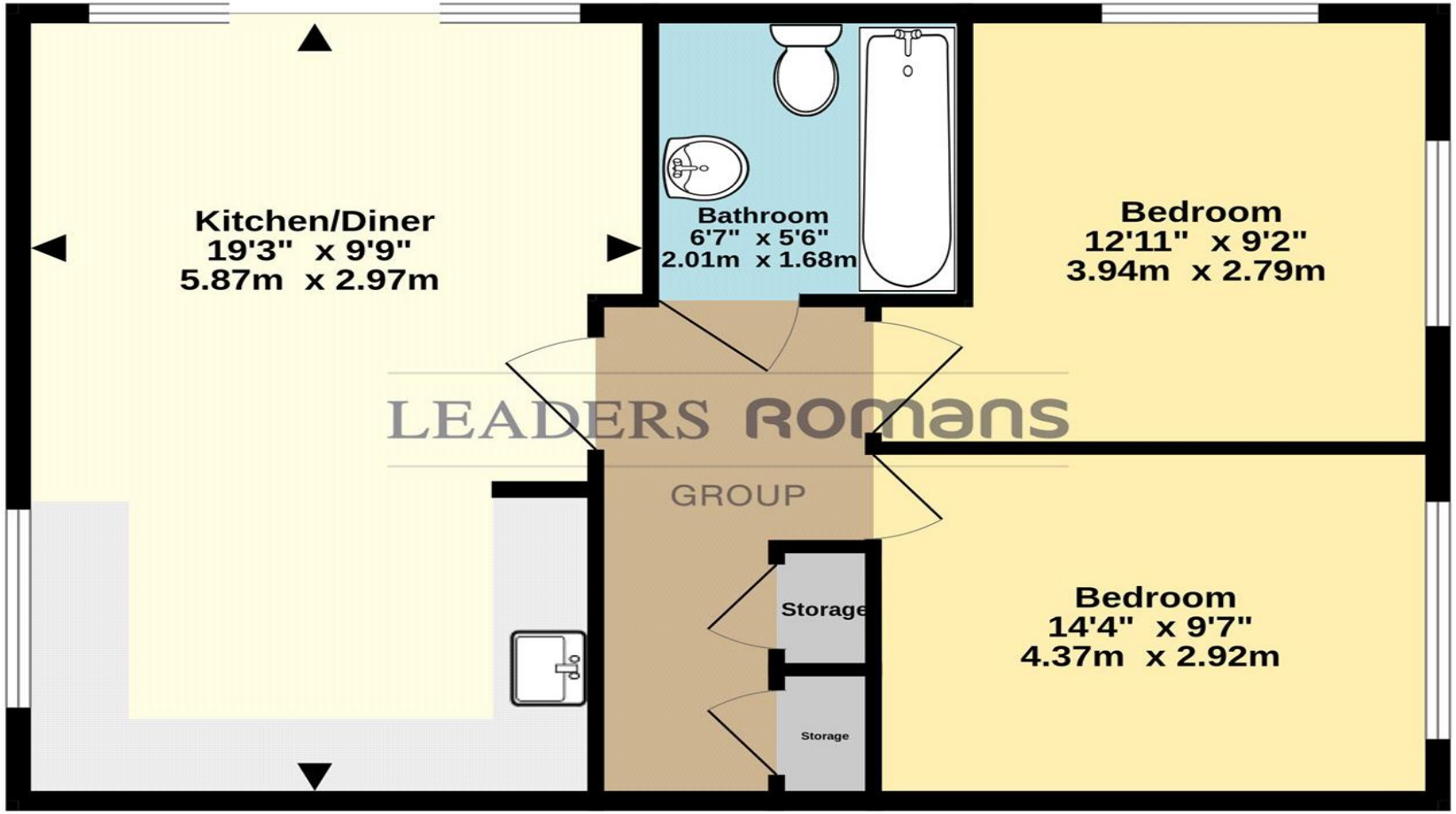
Breedon Court enjoys a convenient position just off Pershore Road, nestled between the popular South Birmingham suburbs of Cotteridge and Stirchley. The area has become increasingly sought after thanks to its excellent range of independent cafés, restaurants, bars and local shops, alongside larger supermarkets and everyday amenities.

Cotteridge High Street and Kings Norton Train Station are both approximately a ten-minute walk from the property, making it an ideal location for commuters. Kings Norton Station offers regular direct services into Birmingham City Centre, while Pershore Road provides excellent bus links and easy access to the city's wider road network.

The surrounding area also benefits from a selection of parks and green spaces, well-regarded schools and leisure facilities, offering a great balance of convenience and community living. Whether you're looking for a well-connected home or an investment in a thriving South Birmingham location, Breedon Court is ideally positioned to take advantage of everything the area has to offer.







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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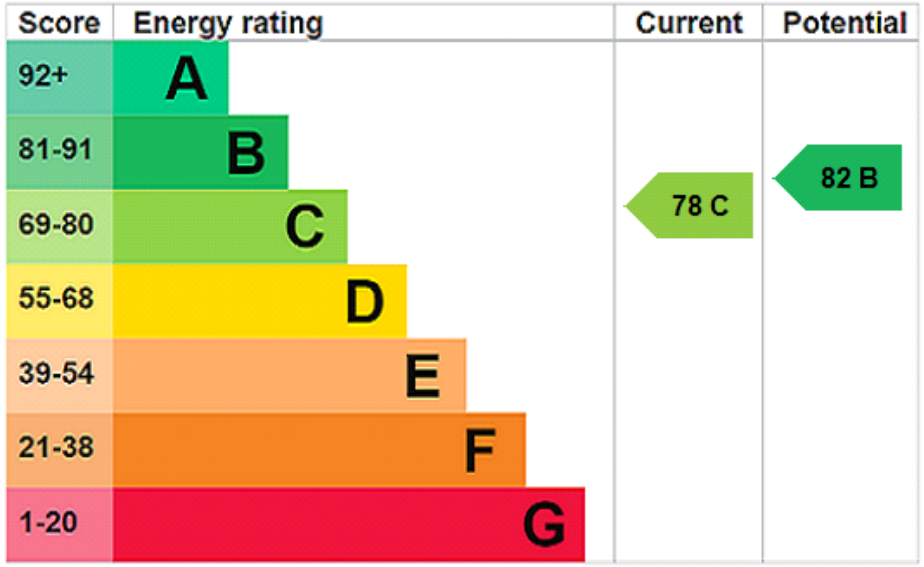
Key Information

Local Authority
Birmingham City Council

Council Tax
Band - A

Tenure
Leasehold

EPC
Rating - C



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