



**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

**HODGE HILL**  
0121-784 6660  
sales@alex-smith.co.uk  
www.alex-smith.co.uk



## 16 Emerald Court Alum Rock Road, Washwood Heath, Birmingham B8 2LS £69.950

Two bedroom, first floor maisonette with electric heating, Upvc double glazing and modern kitchen and wet / shower room.  
No upward chain - move right in. PLEASE NOTE THIS PROPERTY IS FOR PEOPLE OVER THE AGE OF 55 YEARS OLD.  
The Lease has been extended 120 years. Service Charge £144.66 per month.

Virtual Tour and Floor Plan now available on the internet.



Emerald Court is located off the main Alum Rock Road close to it's junction with Washwood Heath Road by the Fox & Goose Shopping Centre.

Emerald Court is a small cul de sac of 2 bedroom maisonette retirement properties that are available for buyers aged 55 or over.

Number 16 Emerald Court is set back from the roadway behind a neat foregarden approach and the property itself is built of traditional two storey brick construction being surmounted by a pitched tiled roof.

## **THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES**

### **ON THE GROUND FLOOR**

#### **INNER HALL**

With staircase and electric lift leading to

#### **LANDING**

Electric night storage heater, telephone security door entrance phone, full height linen and airing cupboard.

#### **LOUNGE (FRONT)**

15' x 11'7 (4.57m x 3.53m)

Marble feature fireplace with hearth and mantle, UPVC double glazed window, electric night storage heater.

#### **KITCHEN (FRONT)**

12'11 x 6'5 (3.94m x 1.96m)

Single drainer stainless steel sink unit with mixer taps and double door base unit below. Further 2 double door and 2 single door base units with rounded edge work surface over. Double door display unit, 2 double door and 2 single door display units, electric cooker point with extractor fan over. Plumbing for automatic washing machine, UPVC double glazed window.

#### **BEDROOM 1 (REAR)**

12'11 x 9'2 (3.94m x 2.79m)

UPVC double glazed window, electric night storage heater, 2 double door built in wardrobes with matching bedside cabinet and chest of drawers.

#### **BEDROOM 2 (REAR)**

9'5 x 6'6 (2.87m x 1.98m)

Electric night storage heater, UPVC double glazed window.

#### **MODERN WET ROOM/SHOWER ROOM**

Shower cubicle with modern shower fitment, wash hand basin with low flush w.c. UPVC double glazed window.

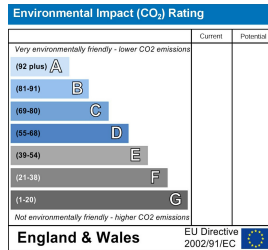
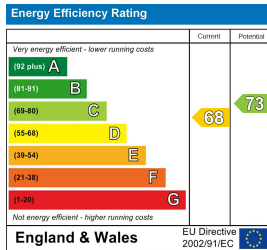
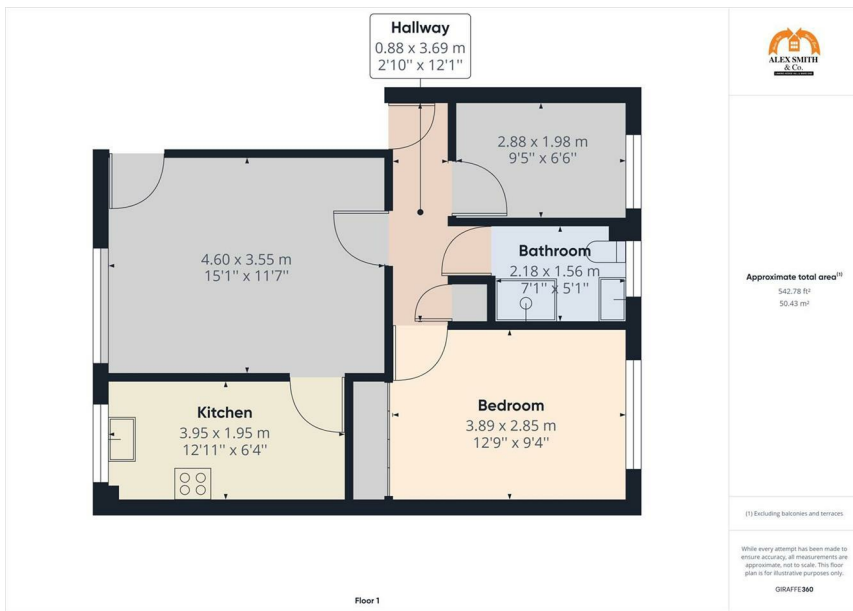
#### **OUTSIDE**

Communal gardens.

#### **COUNCIL TAX BAND:**

This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £1,205.50 Year 2022/23.





**TENURE:** We are advised that the property is Leasehold, however we are seeking formal confirmation of this from our Vendor Client's Solicitors.

**SERVICES:** Mains drainage, electricity and water are connected together with gas fired central heating and telephone, subject to BT/ Cable Regulations

**VIEWING:** By appointment with the Vendors Agents, Messrs Alex Smith and Company on 0121 784 6660 (Hodge Hill)

**PROPERTY MISDESCRIPTION ACT:** The Agents have not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose. The Purchaser should obtain verification through their Solicitor or Surveyor.



**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

23 COLESHILL ROAD  
HODGE HILL  
BIRMINGHAM B36 8DT  
TEL: 0121-784 6660