



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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27 Chestnut Court 306 Chester Road, Castle Bromwich, Birmingham B36 0LB
£85,000

INCENTIVE FIRST YEAR SERVICE CHARGE PAID FOR BY OUR CLIENT

A 1 bedroomed first floor retirement flat for people aged over 55. The property comprises of UPVC double glazing, with electric night storage heating. Lift to 1st floor. Allocated car parking space. Excellent location overlooking private gardens. Take a look at our Virtual Tour and Floor Plans on our website.

***Lease 94 years ***Service Charge £2359.70 per year ***Ground Rent £438.60 Per year



Chestnut Court is operated by Messrs Peverells.

This well sought after block of retirement flats is approximately 25 years old and is located on the popular Chester Road Castle Bromwich.

The property is approached by neat and attractive foregarden with a substantial tarmac car park providing parking space for residents and guests.

The property is built of traditional three storey brick construction and is surmounted by a pitched tiled roof with attractive and manicured communal gardens rear.

THE ACCOMMODATION BRIEFLY COMPRISES

GENERAL PORCH AND RECEPTION AREA

With large communal lounge/sitting room/social area off.

MANAGERS OFFICE

HALLWAY LEADING TO STAIRCASE TO FIRST FLOOR

LANDING TO FRONT DOOR ENTRANCE

ON THE FIRST FLOOR

RECEPTION HALL

LOUNGE

17'6 10'8 (5.33m 3.25m)

UPVC double glazed window, electric night storage heater.

KITCHEN

7'10 x 6'5 (2.39m x 1.96m)

Single drainer stainless steel sink unit with double door base unit below. Range of wall and floor and wall units. 4 ring electric hob. UPVC double glazed window.

BEDROOM 1

Electric night storage heater. UPVC double glazed window.

SHOWER ROOM

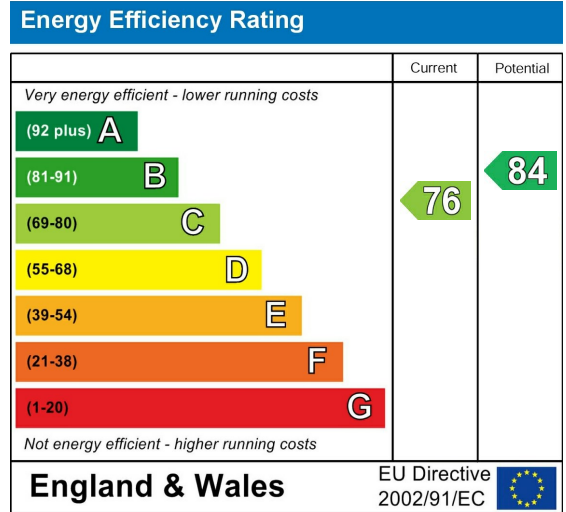
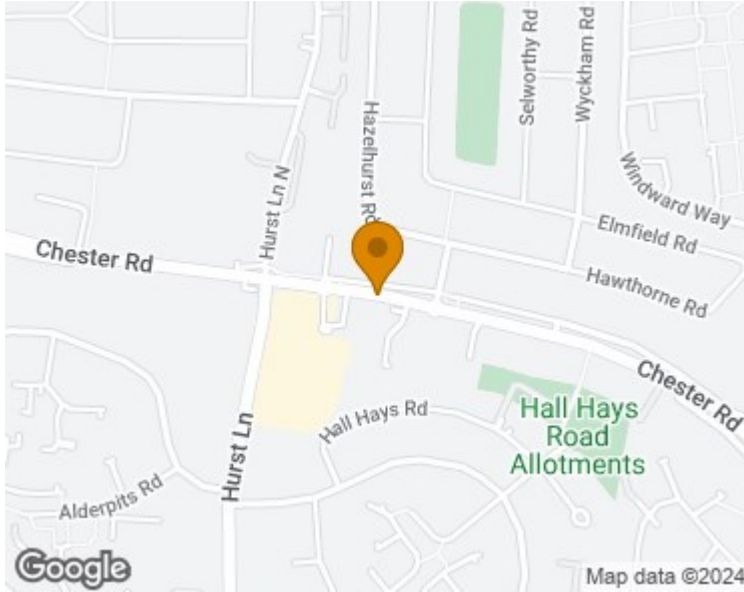
Full height tiling. Shower unit, vanity wash hand basin, low flush w.c.

OUTSIDE

Communal gardens at rear.

COUNCIL TAX BAND:

This Property falls into Solihull Council Tax Band Council Tax Payable Per Annum £1,746.04 Year 2023/24.



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, gas, 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.



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