



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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78 Lanchester Way, Smith's Wood, Birmingham B36 9JG

Price £99,950

A rare opportunity to acquire a 1 bedroom first floor maisonette benefiting from gas fired central heating and UPVC double glazed windows. Leasehold until 21st August 2203. Service charge of £342.22 per annum.

No upward chain.



Lanchester Way is located off Green Lane Castle Bromwich.

The property stands back from the roadway behind a walkway approach and a neat lawned foregarden with full length pathway access.

The property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof.

THE ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

UPVC FRONT DOOR TO PORCH

Ceramic tiled floor, storage cupboards off, UPVC double glazed window, hardwood front door leading to

RECEPTION HALL

sUnderstairs storage cupboard, UPVC front door at rear.

STAIRCASE LEADING TO

FIRST FLOOR

LANDING

Single panel central heating radiator. 2 full height storage cupboards, UPVC double glazed window.

THROUGH LOUNGE

15'10 x 9'9 (4.83m x 2.97m)

Single panel central heating radiator, 2 UPVC double glazed windows.

REFITTED KITCHEN (REAR)

12'10 x 6'4 (3.91m x 1.93m)

Single drainer stainless steel sink unit with mixer taps, 2 double door and 2 single door 3 drawer base units with work surface over. 2 double door and a single door wall unit, electric cooker point, plumbing for automatic washing machine.

BEDROOM 1

15'11 x 8'1 (4.85m x 2.46m)

Single panel central heating radiator, UPVC double glazed window. Single door enclosed storage cupboard housing the Worcester gas fired central heating boiler.

TILED SHOWER ROOM

12'5 x 4'3 (3.78m x 1.30m)

Double shower cubicle (tiled), pedestal wash hand basin, low flush w.c. single panel central heating radiator, UPVC double glazed windows, full height linen and storage cupboard.

OUTSIDE

Lawned area to front.

Access to a driveway at rear.

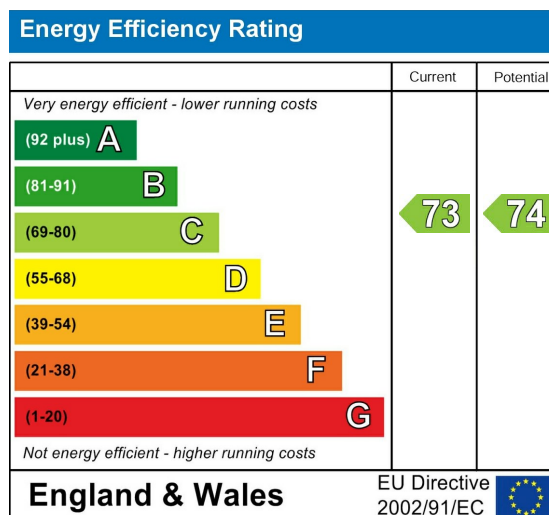
Please see photographs on these sales particulars where you will see both front and rear elevations.

The brown UPVC door on the rear photograph does show the access at rear.

Please note that the garage is not included in the first floor maisonette.

COUNCIL TAX BAND:

This Property falls into Solihull Council Tax Band A Council Tax Payable Per Annum £1,375.18 Year 2024/25



TENURE: We are advised that the property is Leasehold and was extended on 22/3/2019 and expired on 21/08/2203 for a term of 185 years with Service Charge of £342.22 per annum, 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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