ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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Flat 16 Hodge Hill Court Bromford Road, Hodge Hill, Birmingham B36 8AN
Price £149,995

A leasehold first floor, 3 bedroom flat located in the popular Hodge Hill Court Development opposite Hodge Hill Common and located on the corner of Bromford Road and Coleshill Road Hodge Hill. UPVC double glazing and electric heating. Garage at rear.

Service Charge £2,584 and Ground Rent £50 a year. 140 years left on the lease.

The property is located behind a large communal foregarden and has vehicular access at rear, providing car parking area via its own single car garage and additional parking space for visitors.

The three storey block comprises of 2 and 3 bedroom flats with number 16 being the larger style in the block with 3 substantial double bedrooms.

Service Charge £2,854.00 and Ground Rent £50 per annum. 140 years left on the lease.

THE ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

SECURITY ENTRANCE FRONT DOOR LEADING TO

STAIRCASE TO FIRST FLOOR AND LANDING

FRONT DOOR ENTRANCE

SPACIOUS HALLWAY
With large sliding double door cloaks cupboard, full height linen and storage cupboard.

LOUNGE (FRONT)
21'6 x 15'11 (max) 12'7 (min) (6.55m x 4.85m (max) 3.84m (min))
2 electric night storage heaters, 2 UPVC double glazed windows, UPVC door leading to balcony overlooking the front gardens.

REFITTED PINE KITCHEN (FRONT)
10'9 x 9'4 (3.28m x 2.84m)
Ceramic tiled floor, Farmhouse style Belfast sink with hot and cold taps and double door unit below.

Further 4 single door, corner double door and a 4 drawer base unit with work surface over. 2 double door, a corner double door and 2 single door wall units, electric cooker point, plumbing for automatic washing machine, UPVC double glazed window.

BEDROOM 1 (REAR)
12'11 x 11'9 (3.94m x 3.58m)
UPVC double glazed window, double door wardrobe. electric radiator.

BEDROOM 2 (REAR)
12'3 x 10'11 (3.73m x 3.33m)
UPVC double glazed window, electric radiator, 2 double door built in wardrobes.

BEDROOM 3 (REAR)
13'1 x 9'5 (3.99m x 2.87m)
UPVC double glazed window, double door wardrobe, electric radiator.

BATHROOM
8'2 x 9'10 (2.49m x 3.00m)
Ceramic tiled floor, panelled in bath with handrails and Triton shower over. Pedestal wash hand basin, low flush w.c. UPVC double glazed window, electric heated towel rail.
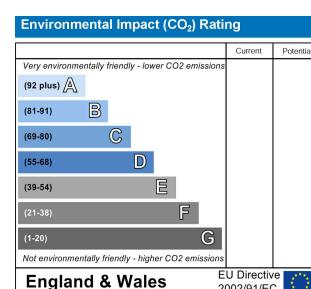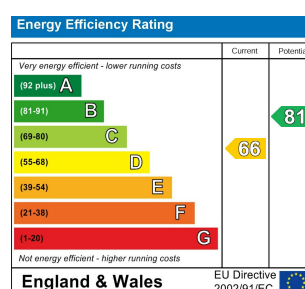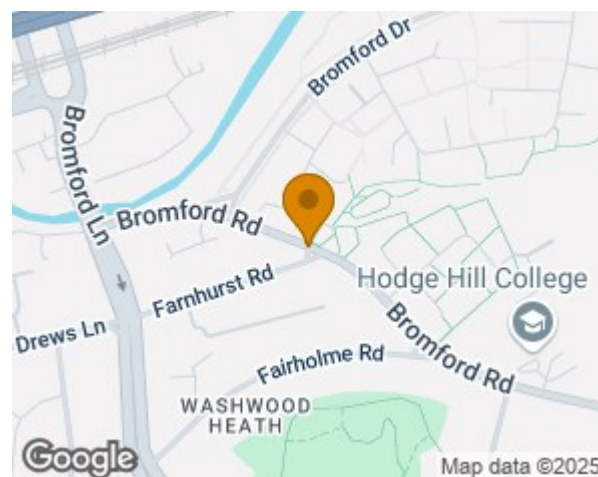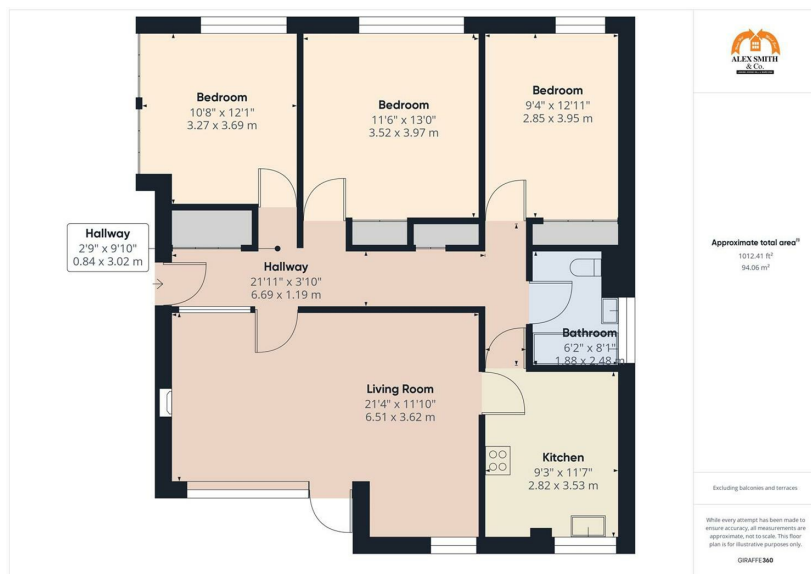
OUTSIDE

SINGLE CAR GARAGE (NUMBER 16)
Wooden open doors to garage.

COMMUNAL GARDENS FRONT AND REAR
Vehicular driveway at rear and parking area for guests.

COUNCIL TAX BAND:
This Property falls into Council Tax Band B Council Tax Payable Per Annum £1482.23 a 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 electric 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.