



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

**HODGE HILL**  
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## 10 Church Street, Castle Vale, Birmingham B35 6QJ

### Asking price £55,000

\*\*\*\* REDUCED BY £15,000 \*\*\*\*

1 bedroom, studio style style apartment with gas central heating and Upvc double glazing. Service Charge £267 a month.

Vacant property move straight in.



Church Street is located off High Street, Castle Vale.

The flat at number 10 Church Street occupies the ground floor of a three storey block of similar properties.

The accommodation on the ground floor

Composite Front Door

### **Open Plan Lounge / Kitchen**

14'3 x 12'4 max / 8'8 (4.34m x 3.76m max / 2.64m)

Laminate floor, Upvc double glazed window, twin panel central heating radiator. Stainless steel sink unit with mixer taps and double door base unit below. Further 3 drawer base unit, 2 Ring electric hob with over below. Full height store.

### **Shower Room**

7'4 x 5'11 (2.24m x 1.80m)

Shower cubicle, pedestal wash hand basin, low flush WC, single panel central heating radiator, plumbing for an automatic washing machine.

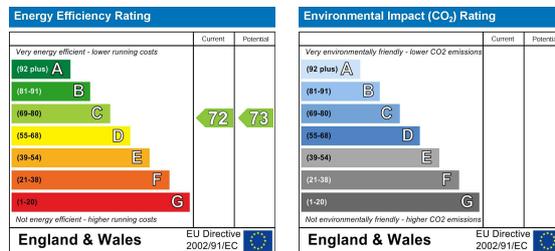
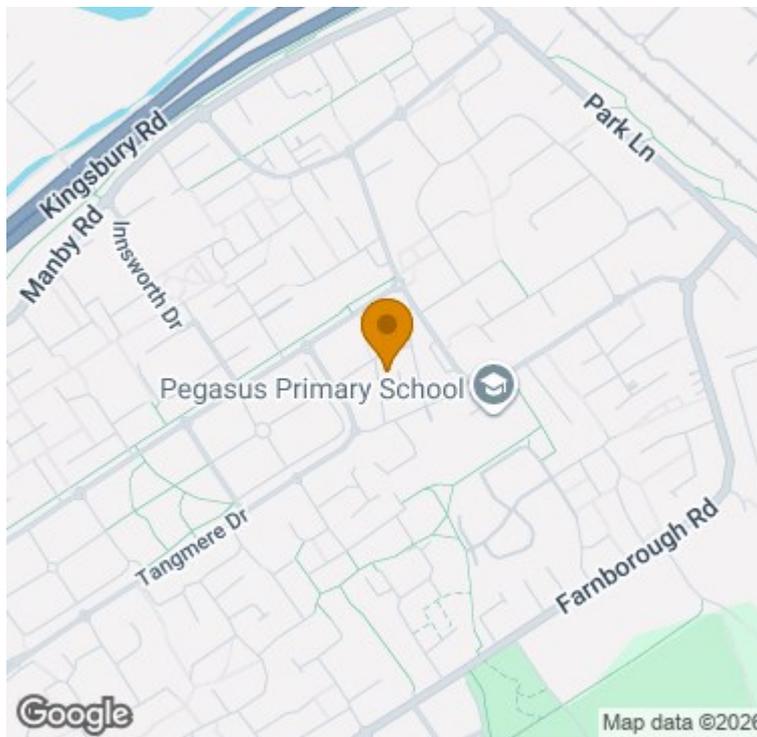
### **Bedroom**

10' x 8'1 (3.05m x 2.46m)

Upvc double glazed window, single panel central heating radiator, hanging space and shelving.

### **COUNCIL TAX BAND:**

This Property falls into Birmingham Council Tax Band A, Council Tax Payable Per Annum £1491.33 Year 2025/26



**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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