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21 Leicester Close, Bearwood, B67 5NJ

**** PERFECT LOCATION, PERFECT INVESTMENT

This one bedroom first floor apartment offer superb accommodation inside and has been well maintained by the current owner. Nestled within Leicester Close you are surrounded by superb grounds, amenities and transport links. The property comprises entrance hall, lounge/kitchen, bedroom and house bathroom! The flat also benefits from a garage and NO UPWARD CHAIN. Viewings are available immediately so call today on 01384 442464!

Approach

Slabbed pathway leading access to the communal entrance hall.

Communal Entrance

Secure entrance with stairs rising to the first floor.

Entrance Hall

Bright and spacious hall with doors radiating off, three storage cupboards, central heating radiator.

Open Planned Lounge/Kitchen

25'5" x 9'9" (7.77 x 2.98)

The kitchen offers a variety of wall and base units, electric oven, four ring gas hob with extractor above, plumbing for washing machine, stainless steel sink and drainer, breakfast bar. The lounge offers large double glazed window, central heating radiator.

Double Bedroom

12'3" x 9'9" (3.75 x 2.98)

Double glazed window to rear, central heating radiator.



Bathroom

Bath with mixer shower over, wash hand basin, w.c, large storage cupboard, central heating radiator, double glazed window to rear.

Additional Storage

Separate storage cupboard.

Garage

Up and over door to front.

Communal Garden

A particular feature of this development are the well maintained gardens to the frontside and rear of the property.

The Location

The block is on the Bearwood/Smethwick border and is highly sought after thanks to its perfect blend of desirable homes, excellent transport links, good schooling & its own well known green space being 'Warley Woods'. Surrounded by local amenities.

Council Tax Band A

Tenure (Leasehold).

References to the tenure of a property are based on information supplied by the seller. We are advised by the seller that the property is leasehold with 984 years remaining on the lease. Current(March 2024) service charge of £84.53 per calendar month. A buyer is advised to obtain verification from their solicitor.



Money Laundering Regulations.

Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £24 inc VAT per person. As your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase. In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds.

Referral Fees.

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £240 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

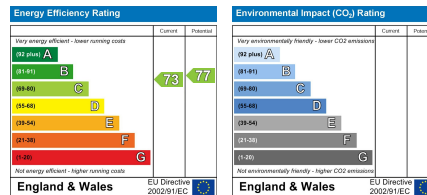
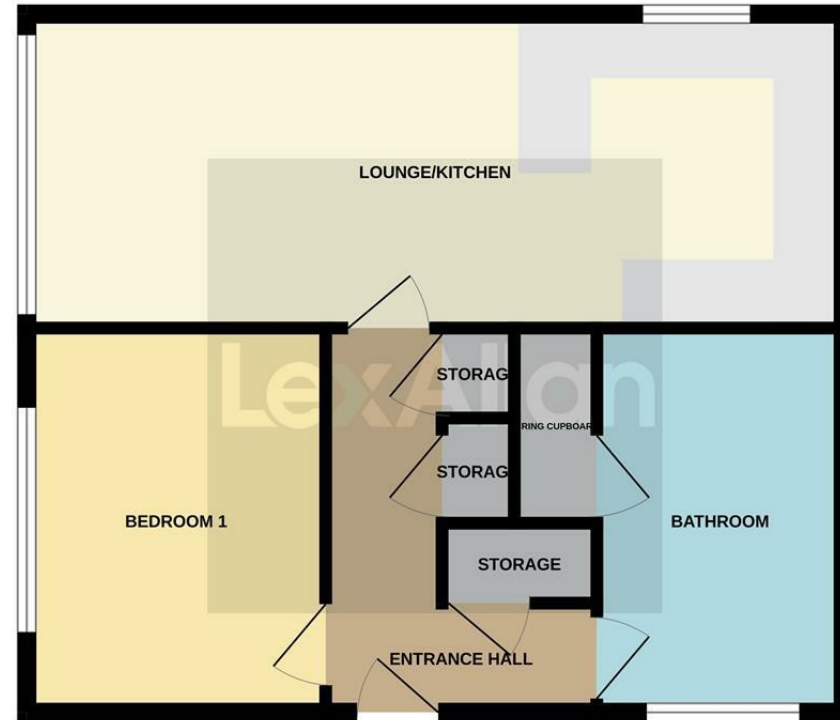
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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