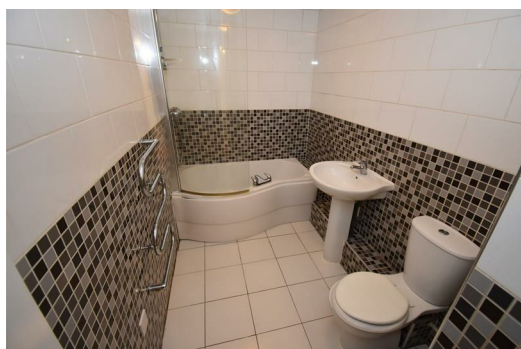




**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

**HODGE HILL**  
0121-784 6660  
sales@alex-smith.co.uk  
www.alex-smith.co.uk



## **5 Flaxley Court, Flaxley Road, Stechford, Birmingham B33 9ES**

### **Price £99,950**

A 1 bedroom ground floor flat, spacious accommodation, electric heating, Upvc double glazing. Open plan lounge / Diner / Kitchen with separate bedroom and bathroom. Private Rear Garden, Off Road Parking Space.

107 years remaining on the lease. Ground Rent is £125 per annum. Service charge £1,166.82. Virtual Tour and Floor Plan now available on our website.



Flaxley Court is located off the main Flaxley Road, Stechford.

This Property falls into Council Tax Band A with Birmingham City Council. £1270.48 per year 2022/23

The two storey block is set back from the roadway behind a large communal tarmacadam driveway that provides off road parking to the front.

The main front door to the flat is located at the front of the building and leads directly into the apartment.

Please note the flat is leasehold with an original 125 year lease that commenced on the 1st January 2006 (having 107 years unexpired)

Ground Rent is £125 per annum.

Service charge £1,166.82

**Open Plan Lounge, Diner**  
17'10. x. 9'9 (5.44m. x. 2.97m)

Upvc double glazed window, electric night storage heater, laminated flooring.

**Kitchen Area**  
10'11 x 5'1 (3.33m x 1.55m)

Single drainer, stainless steel sink unit with mixer taps. Corner double door, 2 x single door and a 3 drawer base unit with work surface over. 2 Double door wall units, Double door bonnet cupboard. 4 Ring electric hob with electric oven below and extractor fan over. Tiled splash back, laminated flooring.

Off, Airing Cupboard

**Bedroom 1 (rear)**  
14'8. x. 9'4 (4.47m. x. 2.84m)

Electric night storage heater, 2 x Upvc double glazed windows and Upvc double doors.

**Bathroom**  
8'4 min x 5'4 (2.54m min x 1.63m)

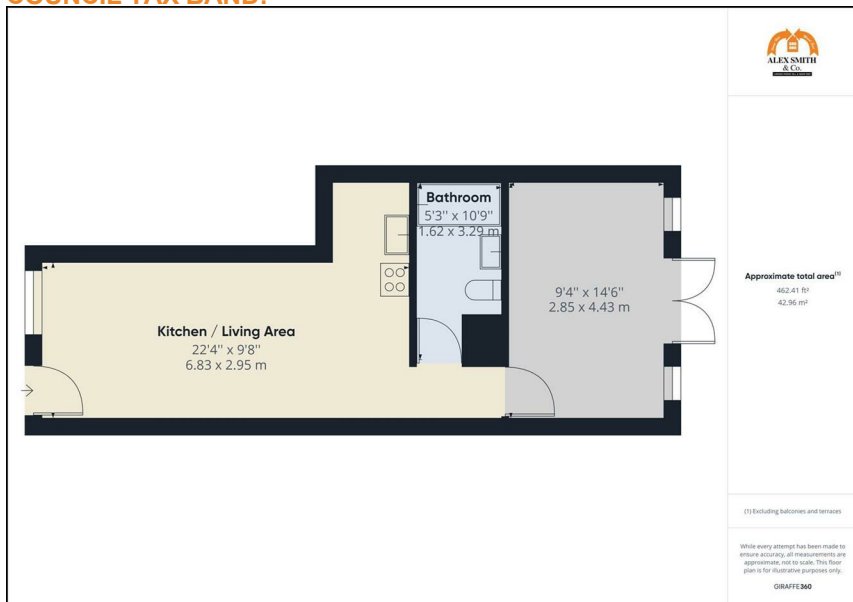
Panelled in bath with shower attachment. Pedestal wash hand basin. Low flush WC, Heated towell rail, Ceramic tiled walls and floor.

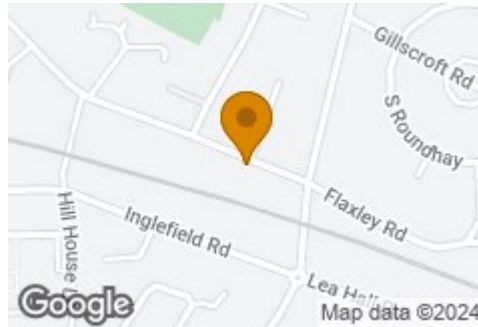
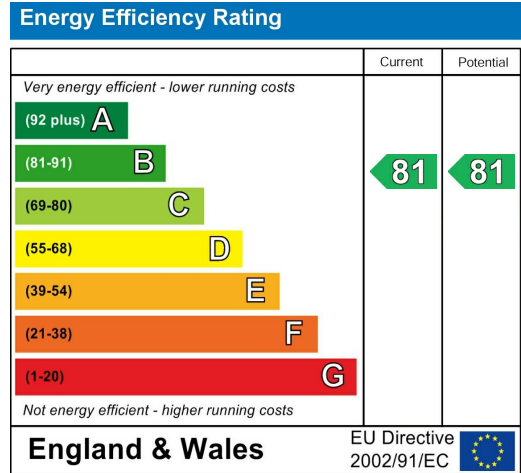
**OUTSIDE**

Paved Rear Garden with Fenced Borders.

Secure parking to the rear of thhe property with a locked fob/controlled gates and designated parking space.

**COUNCIL TAX BAND:**





**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 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.



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

23 COLESHILL ROAD  
 HODGE HILL  
 BIRMINGHAM B36 8DT  
 TEL: 0121-784 6660