



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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8 Crofton Gardens, Castle Bromwich, Birmingham B36 8NP Price £45,000

50% Ownership for a well maintained, warden controlled 3 bedroom ground floor retirement block, benefiting from electric heating and double glazed windows. The service charge is £332.68, this include £142.32 rent. Both service charges and rent are reviewed on a yearly basis. This charge covers the maintenance of the building, gardens, window cleaning and communal room.

This property is for people aged over 55 - No upward chain.



Crofton Gardens is located off Shawsdale Road, which in turn can be accessed from Chipperfield Road Castle Bromwich.

The retirement block is set well back from the roadway behind a gated entrance and both vehicular and pathway approach to the flats and to car parking space.

THE ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

SECURITY FRONT DOOR ENTRANCE INTO COMMUNAL RECEPTION

Front door.

RECEPTION HALL

Full height airing cupboard housing the lagged hot copper cylinder water tank.

KITCHEN (FRONT)

10'2 x 6'6 (3.10m x 1.98m)

Single drainer stainless steel sink unit with double door base unit below. Further 2 single door base units, double door and single door wall unit, electric cooker point, plumbing for automatic washing machine, hardwood framed double glazed window.

LOUNGE (REAR)

13'1 x 10'9 (3.99m x 3.28m)

Electric night storage heater, hardwood framed double glazed window.

INNER HALLWAY

Electric night storage heater.

BEDROOM 1 (REAR)

12'11 x 10' (3.94m x 3.05m)

2 hardwood framed double glazed windows, electric radiator.

BEDROOM 2 (REAR)

9'4 x 8'6 (2.84m x 2.59m)

Electric night storage heater, hardwood frame double glazed window.

BEDROOM 3 (FRONT)

10'7 x 7' (3.23m x 2.13m)

Electric radiator, hardwood framed double glazed window.

SHOWER ROOM

6'8 x 5'6 (2.03m x 1.68m)

Shower cubicle, pedestal wash hand basin, low flush w.c. hardwood frame double glazed window

OUTSIDE

Communal gardens front and rear. Car parking space.

SERVICE CHARGE

Service Charge for the property is £332.68 per calendar month this includes maintenance for the gardens, window cleaning and communal room.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £1,270.48 Year 2023/24.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.



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