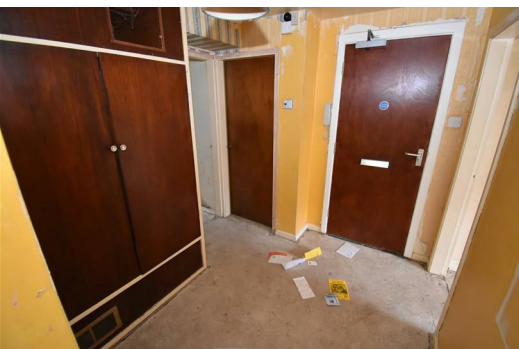




ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

HODGE HILL
0121-784 6660
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13 Langwood Court, (Old) Chester Road, Castle Bromwich, Birmingham B36 9DN

Price £135,000

A 2 bedroom ground floor flat with brand new 99 year lease. The flat benefits from gas fired central heating, Upvc double glazing and single car garage though is in need of modernisation and re-decoration throughout.

On completion of the sale of the property a brand new 99 year Lease. Service Charge is currently running at £1,826 per annum payable half yearly. The Ground Rent is currently running at £0. NO UPWARD CHAIN.



Langwood Court is located in the heart of Castle Bromwich Village, off the (Old) Chester Road that runs through the Village towards Water Orton.

The property is situated well back from the roadway with off road parking for resident and visitors, as well as access to the single car garage belonging to the property.

The three storey block is built of traditional brick built construction.

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

SECURITY ENTRANCE DOORS LEADING TO COMMUNAL HALLWAY

FRONT DOOR ENTRANCE

RECEPTION HALL

Double door cloak cupboard, single panel central heating radiator.

LOUNGE (REAR)

15'11 x 11'11 (4.85m x 3.63m)

Wall mounted gas fire, twin panel central heating radiator, UPVC double glazed window.

KITCHEN (REAR)

11'3 x 7' (3.43m x 2.13m)

Single drainer stainless steel sink unit with hot and cold tap. Single panel central heating radiator, UPVC double glazed window, Glowworm gas fired central heating boiler.

UTILITY AREA

11'1 x 4' (3.38m x 1.22m)

UPVC door to outside.

BEDROOM 1 (FRONT)

15' x 11' (4.57m x 3.35m)

UPVC double glazed window, twin panel central heating radiator.

BEDROOM 2 (FRONT)

11'5 x 9' (3.48m x 2.74m)

UPVC double glazed window, single panel central heating radiator.

BATHROOM

11'1 x 6'1 (3.38m x 1.85m)

Panelled in bath, pedestal wash hand basin, low flush w.c. UPVC double glazed window, single panel central heating radiator, airing cupboard.

OUTSIDE

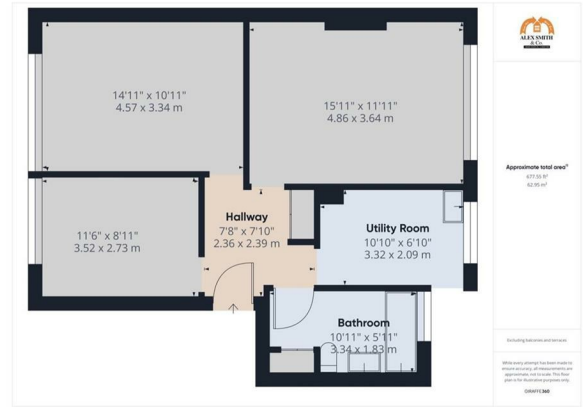
Communal gardens front and rear.

Off road parking.

Access to garage (number 13) with metal up and over door.

COUNCIL TAX BAND:

This Property falls into Solihull Council Tax Band C Council Tax Payable Per Annum £1,527.79 Year 2023/24.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	78
(69-80) C		
(55-68) D		
(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, 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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