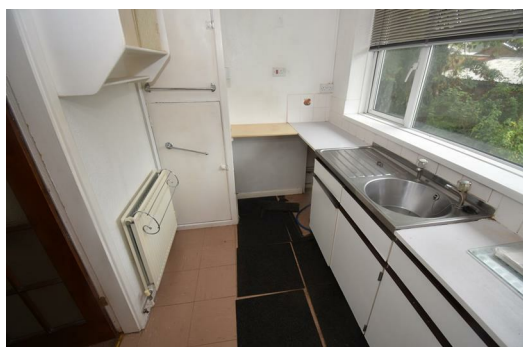




**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

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



## **79 Coleshill Road, Sutton Coldfield B75 7BE** **£110,000**

REDUCED BY £15,000.

A 1 bedroom first floor maisonette benefiting from gas fired central heating and UPVC double glazing. The property is leasehold, having a 125 year Lease from 18th March 1991. There is presently 92 years left unexpired.

No upward chain. Move straight in.



Coleshill Road Sutton Coldfield is a continuation of Reddicap Hill. It can also be accessed off Queen Street (Lower Queen Street) heading out of Sutton Coldfield Centre.

The property stands back from the roadway behind a neat lawned foregarden with pathway approach and in turn is built of traditional two storey brick construction being surmounted by a pitched tiled roof.

There is a security entrance door providing access to both the ground and first floor flat, with a staircase leading to

## **THE FIRST FLOOR**

### **SPACIOUS LANDING**

### **FRONT DOOR ENTRANCE**

### **HALLWAY**

### **LOUNGE (FRONT)**

14'5 x 10'6 (4.39m x 3.20m)

UPVC double glazed window, twin panel central heating radiator, Adams style fire surround with marble hearth and inset. Centre and 2 double wall light points.

### **KITCHEN (REAR)**

8'1 x 6' (2.46m x 1.83m)

Single drainer stainless steel sink unit with double door and single door base unit below. Electric cooker point, UPVC double glazed window, plumbing for automatic washing machine, full height pantry.

### **BEDROOM 1 (FRONT)**

13'3 x 10'7 (4.04m x 3.23m)

UPVC double glazed window, twin panel central heating radiator, wall mounted gas fired central heating boiler.

### **BATHROOM (REAR)**

6'8 x 6' (2.03m x 1.83m)

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

## **OUTSIDE**

### **COMMUNAL REAR GARDEN**

## **TENURE**

We are advised that the property is leasehold, having a 125 year Lease from 18th March 1991. There is presently 92 years left unexpired.

## **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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		75	78
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	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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