



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

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## **Flat 5 Emerald Court Alum Rock Road, Washwood Heath, Birmingham B8 2LS**

**Price £64.950**

A 2 bedroom ground floor retirement flat for over 55's. The property benefits from electric heating, majority UPVC double glazing and communal parking. The lease was extended on 16 January 2018 to 1 June 2142, having 117 years remaining. Service Charge £207.10 per month.



Emerald Court is located off Alum Rock Road which is close to the Fox & Goose Shopping Centre.

Emerald Court is a cul-de-sac of similar 2 bedroom retirement apartments that have communal front and rear gardens, drying area and car parking spaces.

The driveway to Emerald Court has a barrier entrance leading into the Development and the car parking areas.

The flat is built of traditional two storey brick construction and is surmounted by a pitched tiled roof with number 5 occupying the entire ground floor area.

## THE ACCOMMODATION BRIEFLY COMPRISES

### ON THE GROUND FLOOR

#### COMPOSITE FRONT DOOR LEADING TO

##### PORCH ENTRANCE

Full height storage cupboard, hardwood front door leading to

##### LOUNGE (FRONT)

14'7 x 10'8 (4.45m x 3.25m)

UPVC double glazed window, electric night storage heater, fireplace and electric fire.

##### KITCHEN (FRONT)

12'9 x 6'1 (3.89m x 1.85m )

Single drainer stainless steel sink unit with double door base unit below. Further double door base unit with drawers and work surface over. 3 double door and a single door wall unit, electric cooker point, plumbing for automatic washing machine, UPVC double glazed window.

##### INTERNAL LOBBY

With full height linen and airing cupboard.

Off is a large walk in understairs storage cupboard.

##### BEDROOM 1 (REAR)

12'3 x 8'9 (3.73m x 2.67m)

Electric night storage heater, 2 double door built in wardrobes, timber double glazed window.

##### BEDROOM 2 (REAR)

9'1 x 6'1 (2.77m x 1.85m)

UPVC double glazed door and window, electric radiator.

##### SHOWER ROOM

7'3 x 4'9 (2.21m x 1.45m)

Tiled shower cubicle with modern shower fitment, pedestal wash hand basin, low flush w.c.

Timber double glazed window, heated towel rail.

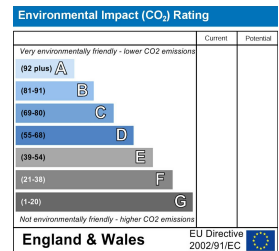
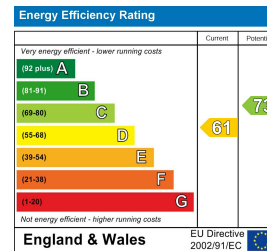
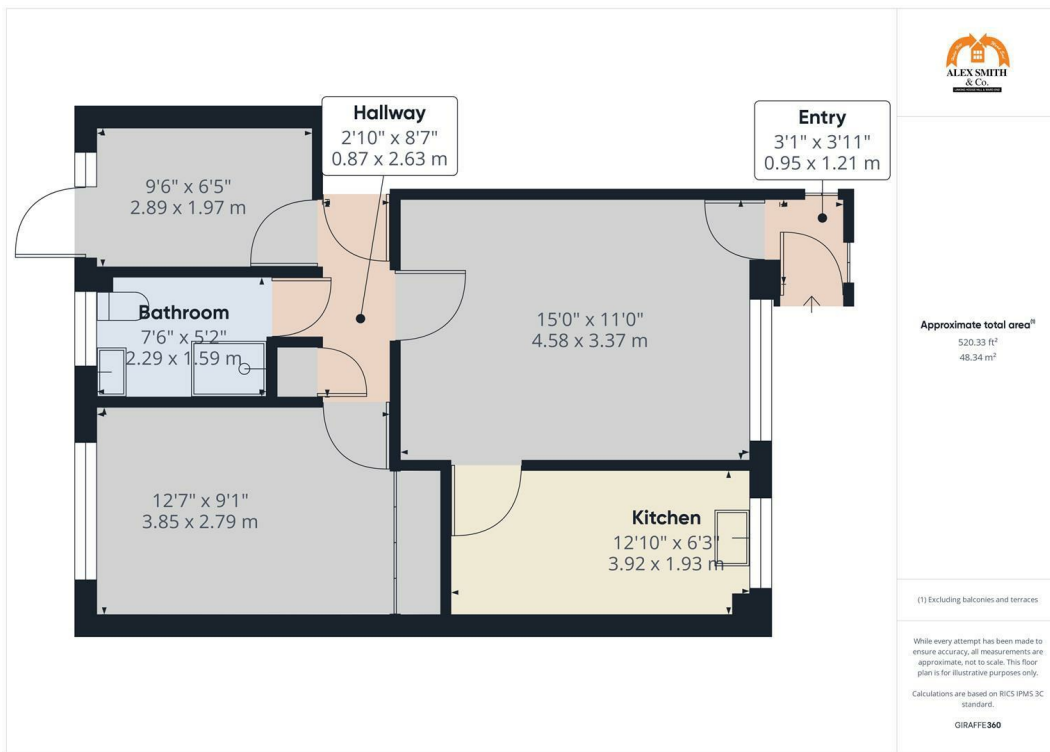
##### OUTSIDE

Communal parking area.

Communal gardens front and rear with drying area (see photographs).

##### COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £1,389.17 Year 2024/25



**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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