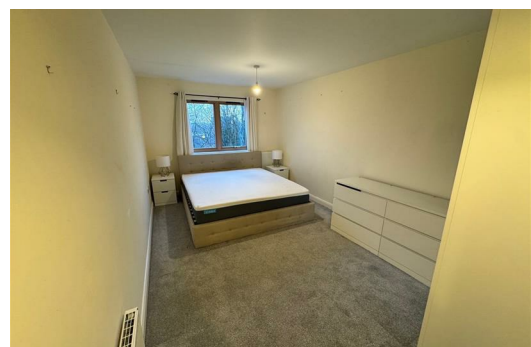
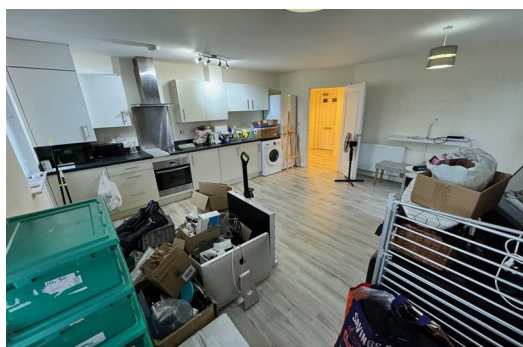




**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

**HODGE HILL**  
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## Apartment 5 18 Haigh Crescent, Erdington, Birmingham B23 5UP £179,950

A very impressive, 2 bedroom, first floor flat. The property benefits from gas central heating and double glazed windows with a range of good quality kitchen and bathroom fittings. Allocated parking space via secure security gates to the front.

Lease dated 1st January 2015 for 125 years. Ground Rent £250 per annum. Service Charge £200 per month.

No upward chain.



Haigh Crescent is situated off Wilmot Drive which in turn runs off the main Sutton Road Erdington.

The property set back off the roadway behind a small foregarden and benefits from allocated parking via secure gates to the front.

## THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

### ON THE GROUND FLOOR

#### SECURITY ENTRANCE

Substantial welcoming communal reception hall which is carpeted and has the benefit of heating and lighting.

#### STAIRCASE TO FIRST FLOOR

#### INNER LANDING

Providing access to the front door.

#### COMPOSITE FRONT DOOR

#### RECEPTION HALL

Single panel central heating radiator, 2 full height line and storage cupboards.

#### LOUNGE/KITCHEN

17'3 x 16'8 (5.26m x 5.08m)

Laminated flooring, single drainer twin bowl sink unit with mixer taps. 4 single door and 3 drawer base unit all with rounded edge work surface above. Double door and 2 single door wall units, additional single door wall unit concealing the wall mounted Baxi gas fired central heating boiler. 4 ring electric hob with oven below and stainless steel chimney over. Plumbing for automatic washing machine, 2 twin panel central heating radiators, 2 double glazed windows, plus additional double glazed door and windows leading to spacious balcony.

#### BEDROOM 1 (FRONT)

19'8 x 12' (5.99m x 3.66m)

Double glazed windows, single panel central heating radiator.

#### BEDROOM 2

12' x 10'2 (3.66m x 3.10m )

2 double glazed windows, single panel central heating radiator.

#### BATHROOM

7'4 x 6'3 (2.24m x 1.91m)

Majority tiling, panelled in bath with shower attachment. pedestal wash hand basin, low flush w.c. heated towel rail.

#### OUTSIDE

Communal gardens and car parking space which can be accessed via secure gated to the front,

#### COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band B Council Tax Payable Per Annum £1,620.70 Year 2024/25

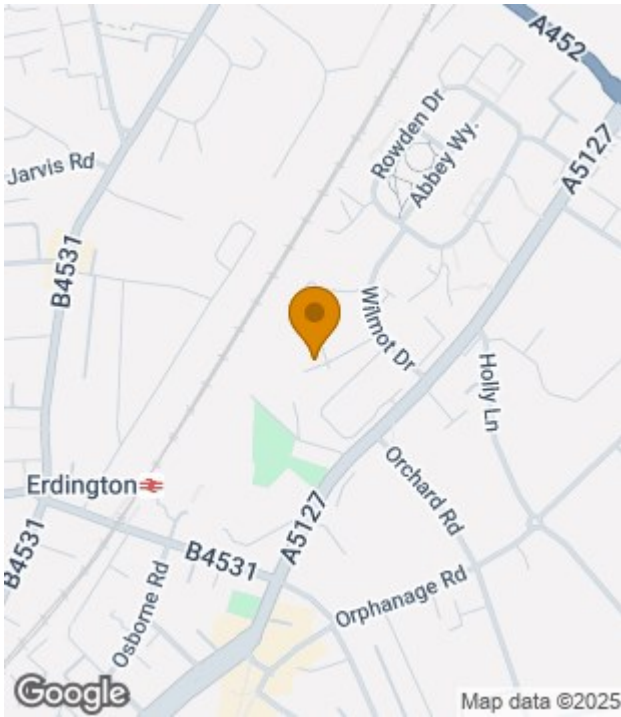
#### LEASE DETAILS AND SERVICE CHARGE

Lease dated 1st January 2015 for 125 years. Ground Rent £250 per annum.

Service Charge £200 per month.







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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