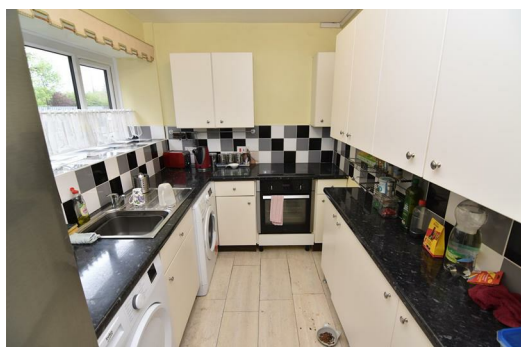




ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

HODGE HILL
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2 Crofton Gardens Edsome Way, Off Shawsdale Road, Firs Estate, Castle Bromwich, Birmingham B36 8NP

Price £49,950

A 75% share in a ground floor 3 bedroom retirement apartment benefiting from electric heating, UPVC double glazing and off road parking space. Service Charge is £200.88 pcm, this includes maintenance for the gardens, window cleaning and communal room.



Crofton Gardens is located on Edsome Way, which in turn leads off Shawsdale Road (located off Chipperfield Road).

The property stands behind a gated entrance, for both pedestrian and vehicular access.

The property is built of traditional three storey brick construction and is surmounted by a pitched tiled roof.

The Flat in question number 2 Crofton Gardens, is located on the ground floor.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

ON THE GROUND FLOOR

COMMUNAL ENTRANCE

With security entrance leading to communal hallway.

FRONT DOOR ENTRANCE TO FLAT 2 CROFTON GARDENS

RECEPTION HALL

Laminated flooring, storage cupboard.

LOUNGE (REAR)

16'4 x 10'7 (4.98m x 3.23m)

Matching laminated flooring, electric radiator, UPVC double window, door to balcony.

KITCHEN (FRONT)

10'6 x 6'4 (3.20m x 1.93m)

Single drainer stainless steel sink unit with mixer taps and single door base unit below. Further 2 double door and 2 single door base units with rounded edge work surface over. 3 double door and a single door wall unit, 4 ring electric hob with oven below, plumbing for automatic washing machine, UPVC double glazed window.

INTERNAL LANDING

Having electric heater.

BEDROOM 1 (REAR)

12'7 x 10'10 (3.84m x 3.30m)

Laminated flooring, electric radiator, UPVC double glazed window.

BEDROOM 2 (FRONT)

10'1 x 7'2 (3.07m x 2.18m)

Laminated flooring, UPVC double glazed window.

BEDROOM 3 (REAR)

8'8 x 8'5 (2.64m x 2.57m)

Laminated flooring, electric night. storage heater, UPVC double glazed window.

WET ROOM

7'5 x 6'2 (2.26m x 1.88m)

Being majority tiled. Modern shower fitting, wash hand basin, low flush w.c. UPVC double glazed window, electric towel rail.

OUTSIDE

Communal gardens.

Car parking space for visitors.

TENURE

We are advised that the property is leasehold having a 99 year Lease commencing on 29th October 1993. There is presently 67 years remaining.

SERVICE CHARGE

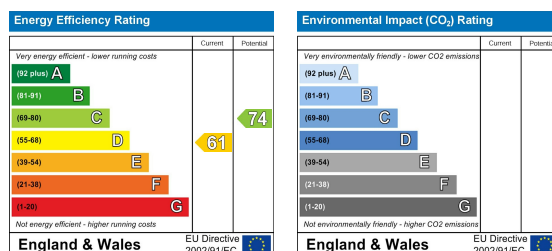
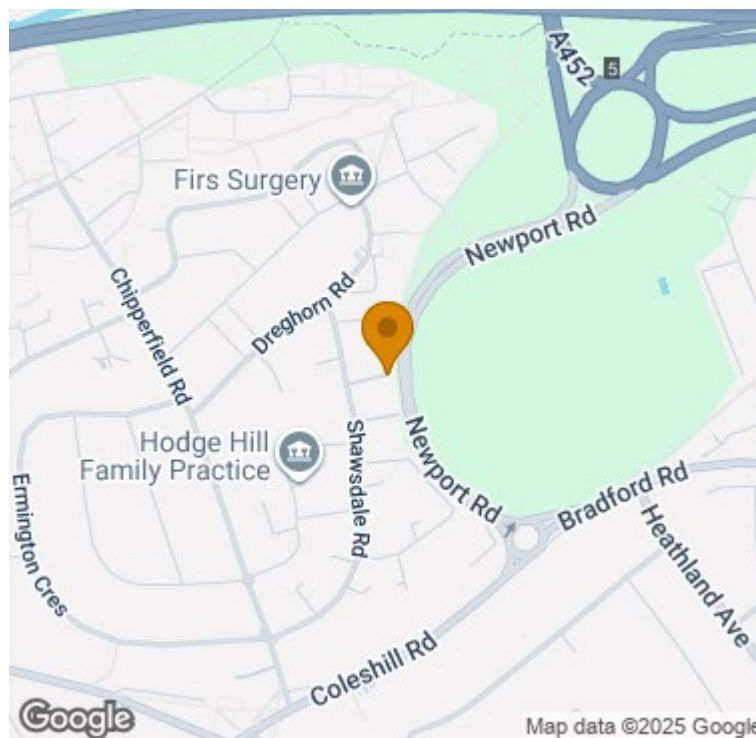
We are advised that the Service Charge for this property is £332.68 per calendar month, this includes maintenance for the gardens, window cleaning and communal room.

OVER 55's

Please note this property is only available to purchasers who will be owner occupiers and aged over 55 years.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £1,739.89 Year 2025/26.



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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