



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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12 Westeria Close, Castle Bromwich, Birmingham B36 9DT Asking price £119,950

REDUCED BY £25,000.... A first floor 2 bedroom maisonette with electric heating and Upvc double glazing. Remaining 92 years lease. The property is leasehold having a remaining Lease of 92 years at a Ground Rent of £100 per annum.

The front garden is included with this property (the rear garden belongs to the ground floor flat).



This property falls into Solihull Council Tax Band B. The Council Tax Payable £1,069.95 Per Annum

Westeria Close is situated off Chester Road (which runs through Castle Bromwich Village). The property is set back from the roadway behind a small foregarden and full length pathway approach. In turn the entire maisonette is built of traditional two storey brick construction and surmounted by a pitched tiled roof.

The accommodation briefly comprises:

ON THE GROUND FLOOR

Porch Entrance

with staircase leading to

First Floor

Hall / Landing

Lounge front

15'6" x 10'6" (4.72 x 3.20)

Adams style fireplace with marble hearth and inset. Coal effect fire. UPVC double glazed window.

Kitchen rear

9'2" x 6'11" (2.79 x 2.11)

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

Bedroom 1 front

12'3" x 8'6" (3.73 x 2.59)

UPVC double glazed window.

Bedroom 2 rear

9'6" x 8'1" (2.90 x 2.46)

UPVC double glazed window.

Tiled Bathroom

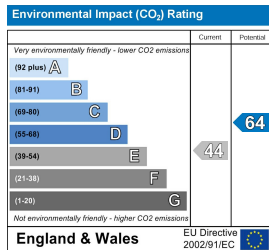
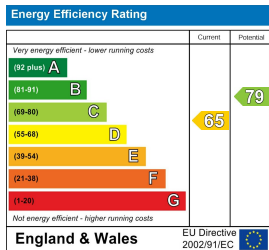
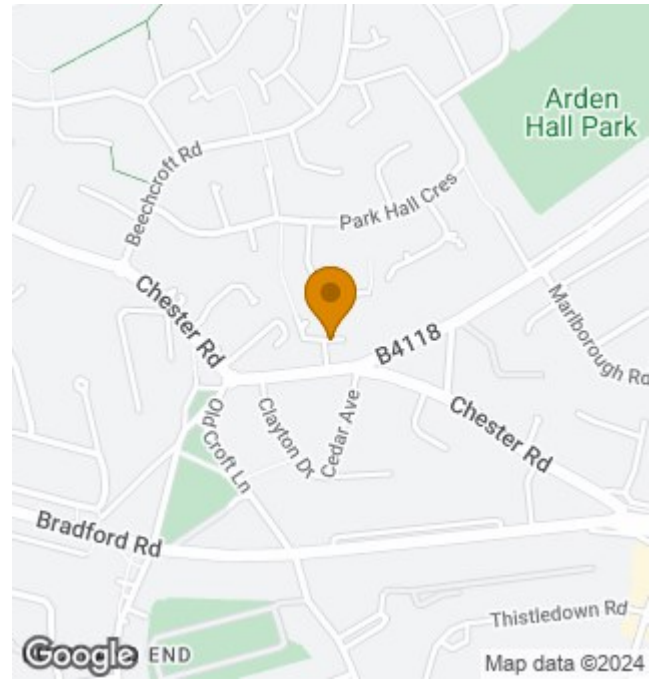
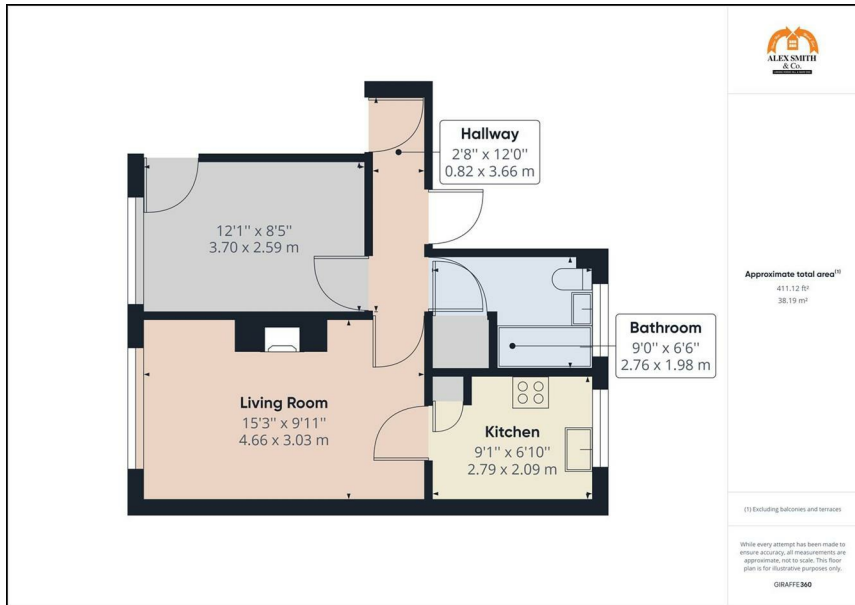
8'6" x 8'4" (2.59 x 2.54)

Panelled in bath with shower fitment over, pedestal wash hand basin, low flush w.c. UPVC double glazed window, airing cupboard.

TENURE

The property is leasehold having a remaining Lease of 92 years at a Ground Rent of £100 per annum.

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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 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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