



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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2 Emerald Court, 960A Alum Rock Road, B8 2LS **Asking price £65,000**

RETIREMENT APARTMENT for people over the age of 55. REDUCED BY £15,000

A 2 bedroomed first floor retirement apartment benefiting from a brand new fitted bathroom suite and electric storage heating. Secure off road parking.



Emerald Court is located off the main Alum Rock Road close to the Fox & Goose Shopping Centre. It is approached by a separate vehicular driveway that provides access to all the retirement apartments in the Emerald Court development.

Secure parking is available via the gated entrance.

The property itself is set back from the roadway behind a neat lawned foregarden with full length pathway approach and the entire building is built of traditional two storey brick construction being surmounted by a pitched tiled roof.

The Internal Accommodation Briefly Comprises:-

On The Ground Floor

Front door entrance and staircase leading to:-

The First Floor

Landing

Security telephone point (providing the mechanism to open the front door automatically).

Electric night storage heater, airing cupboard housing the copper cylinder water tank.

Lounge (front)

15' x 11'8 (4.57m x 3.56m)

Electric night storage heater, Upvc double glazed window, single door storage cupboard.

Kitchen (front)

12'11 x 6'4 (3.94m x 1.93m)

Single drainer stainless steel sink unit with a double door base unit below, further double door base unit, double door larder unit, two double door wall units, electric cooker point, electric radiator, Upvc double glazed window.

Bedroom 1 (rear)

12'7 x 9'3 (3.84m x 2.82m)

Electric night storage heater, two double door built in wardrobes.

Bedroom 2 (rear)

9'5 x 6'6 (2.87m x 1.98m)

Electric night storage heater.

Bathroom

7'6 x 5'3 (2.29m x 1.60m)

With brand new fitted suite comprising panelled in bath with shower attachment, pedestal wash hand basin, low flush WC.

Outside

Communal gardens front and rear.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £1,062.67 Year 2018/2019.

Private Survey

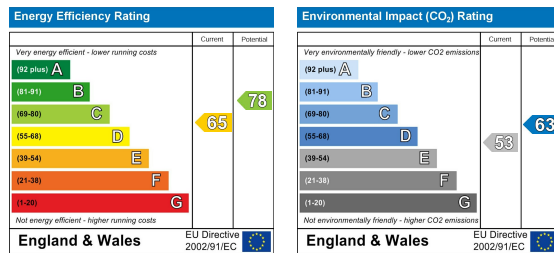
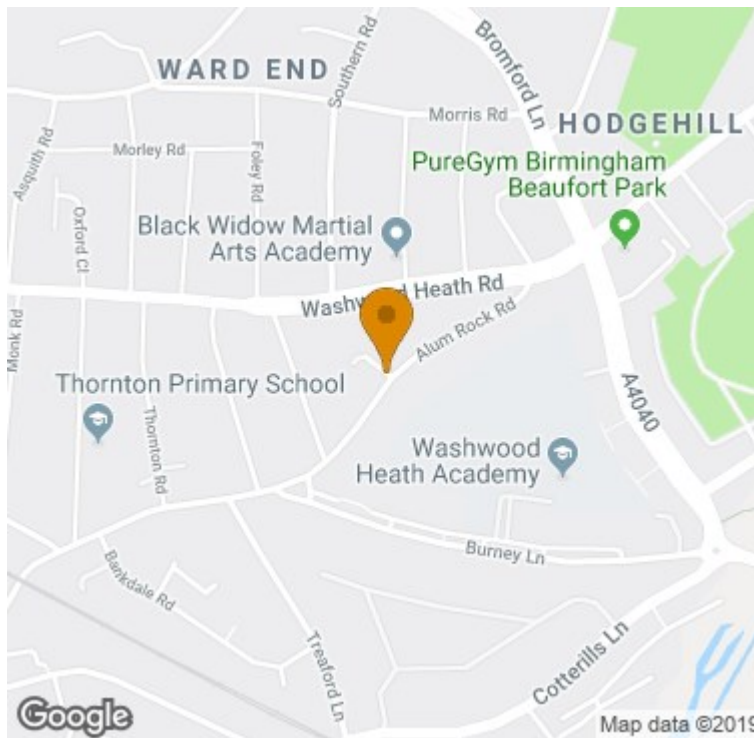
HAVE YOU FOUND A PROPERTY AND NEED A SURVEY?

If you're looking to buy another home, and need a survey, why not let Alex Smith F.R.I.C.S. help you? With over 40 years experience carrying out home buyer surveys throughout the Birmingham Area. Independent advice from a Chartered Surveyor, reports that can include your individual requirements, ability to re-negotiate purchase price if major defects are found and be well informed in making one of your largest financial decisions.

Why not give me a call on 0121 784 6660.

Kind regards.

Amanda Bull. M.N.A.E.A.
Alex Smith & Company



TENURE: We are advised that the property has an original 99 Year Lease (less 1 day) commencing from the 27th of March 1986 thus therefore leaving 66 Years remaining on the Lease. We are presently ascertaining the full term of the Lease and Ground Rent/Service Charge applicable from our vendor clients 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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