



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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11 Chattock Close, Hodge Hill, Birmingham B36 8AJ Reduced to £89,950

MUST BE VIEWED - REDUCED TO £89,950

A One bedroom First Floor Maisonette with gas central heating and Upvc double glazing.

Modern refitted kitchen, attractive decoration throughout.

105 years left on the existing Lease. The ground rent is £20. Service charge is £116 per year.



This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £840.64 year 2013/2014

Chattock Close is located off Bromford Road (opposite Hodge Hill Common) and close to the junctions with Hodge Hill Common, Collingbourne Avenue and Ventnor Avenue.

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

The Internal Accommodation Briefly Comprises:-

On The Ground Floor

Front door entrance.

Vestibule Hallway

Staircase leading to first Floor.

Landing

Upvc double glazed window, two full height linen and storage cupboards, loft access off.

Lounge (front)

13'2" x 11'3" (4.01m x 3.43m)

Twin panel central heating radiator, Upvc double glazed window.

Modern Refitted Kitchen (rear)

10' x 8' (3.05m x 2.44m)

Single drainer stainless steel sink unit with mixer taps, double door, corner double door and a three drawer base unit all with rounded edge work surface over. Three single door wall units, four ring electric hob with oven below, plumbing for automatic washing machine, single panel central heating radiator, Upvc double glazed window. Gas fired central heating boiler.

Bedroom One (front)

13'3" x 9'6" (4.04 x 2.90)

Laminated flooring, double door enclosed wardrobe, twin panel central heating radiator, Upvc double glazed window.

Bathroom

6'4 x 5'5 (1.93m x 1.65m)

Panelled in bath with shower attachment and separate modern Triton TAT Shower fittment over, vanity wash hand basin with double door unit below, low flush WC, Upvc double glazed window, single panel central heating radiator.

Outside

Brick built store, rear garden.

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

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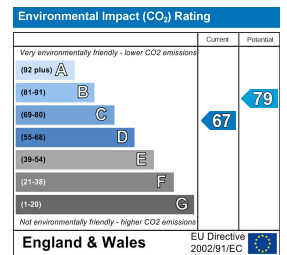
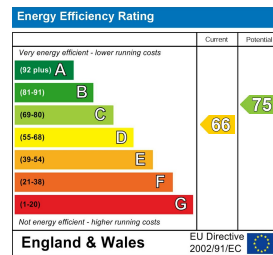
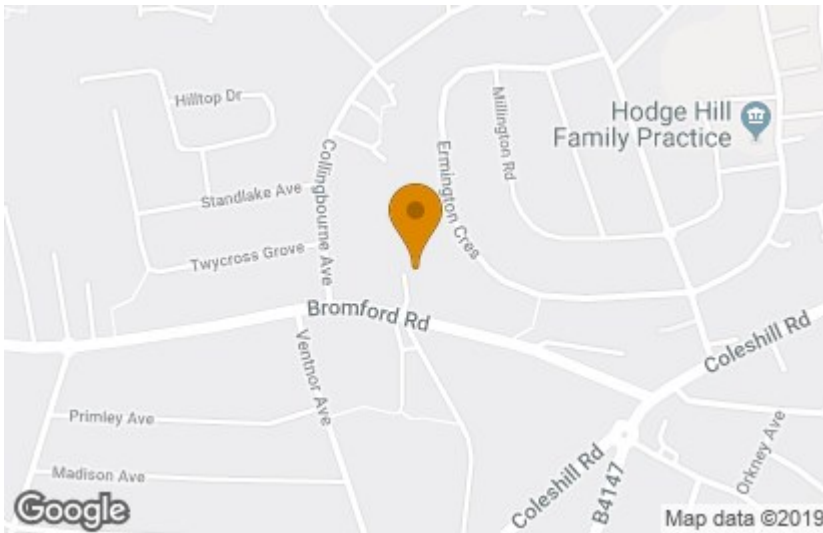
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Why not give me a call on 0121 784 6660.

Kind regards.

Amanda Bull. M.N.A.E.A.

Alex Smith & Company



TENURE: We are advised that the property is Leasehold having recently had an extended Lease with approximately 105 still remaining. Details relating to the Ground Rent and Service Charge are presently being acquired from our Vendor Client's Solicitors. 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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