



Flat 24 Flaxley Close, Flaxley Road, Stechford, Birmingham B33 9HE **Offers over £80,000**

A 2 bedroom second floor flat with central heating and Upvc double glazing.

Attractive well maintained block with off road parking and a separate single car garage.

The property has a 99 year Lease commencing 29th September 1975 at an annual Ground Rent of £35 Thus making 53 years available on the existing Lease. Cash Offers Only. The Service Charge is collected by Messrs. Cottons Chartered Surveyors at £510 every 6 months (£1,020 per annum).



Flaxley Close is situated off Flaxley Road Stechford.

The purpose built block of flats at Flaxley Close are located in their own grounds with communal gardens, off road parking space and single car garage for all occupiers.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

SECURITY FRONT DOOR ENTRANCE

To communal hallway and staircase leading to the Second Floor

FRONT DOOR ENTRANCE

RECEPTION HALL

Single panel central heating radiator, full height cloaks cupboard.

LOUNGE (REAR)

16'11 x 11'2 (5.16m x 3.40m)

UPVC double glazed window, twin panel central heating radiator.

KITCHEN (FRONT)

11'3 x 8'5 (3.43m x 2.57m)

Single drainer twin bowl sink unit with mixer taps, 3 double door and 4 single door base units with drawers and work surface over. 2 double door wall units. Electric cooker point, Gas cooker point, UPVC double glazed window, wall mounted gas fired central heating boiler.

BEDROOM 1 (REAR)

11'7 x 11'6 (3.53m x 3.51m)

UPVC double glazed window, twin panel central heating radiator, double door and 3 door built in wardrobe.

BEDROOM 2 (FRONT)

10'11 x 8'1 (3.33m x 2.46m)

UPVC double glazed window. single panel central heating radiator.

BATHROOM

10'9 x 6' (3.28m x 1.83m)

Paneled in bath with modern electric fitted shower over. Pedestal wash hand basin, low flush w.c. UPVC double glazed window, single panel central heating radiator, linen and airing cupboard.

OUTSIDE

COMMUNAL GARDENS

Off road parking for residents and visitors.

Single car garage (garage number 8)

SINGLE CAR GARAGE (GARAGE NUMBER 8)

16' x 8'3 (4.88m x 2.51m)

Metal up and over door.

LEASE

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SERVICE CHARGE

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.



ALEX SMITH & Co.
 CHARTERED SURVEYORS AND ESTATE AGENTS

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 HODGE HILL
 BIRMINGHAM B36 8DT
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