



smarthomes

## Glyde Court

Hazelwood Road, Acocks Green, B27 7TG

- Spacious Second Floor Apartment
- One Double Bedroom
- Open Plan Lounge / Kitchen
- No Upward Chain

**£115,000**

EPC Rating 72

Current Council Tax Band – B







## Property Description

The property is set in this purpose built apartment block with secure gated access to rear with allocated parking space and access is gained via the main entrance with secure intercom system leading to the second floor with door leading through to

## Entrance Hallway

With oak effect stripped flooring and doors leading off to





### **Open Plan Lounge / Kitchen**

18' 10" (max) x 11' 2" (5.74m x 3.4m)

With double glazed French doors leading out to the balcony, oak effect flooring, wall mounted electrical storage heater, inset down lighters and opening to kitchen area, being fitted with a range of Beech effect base units and matching wall units with high gloss roll-top work surfaces, sink and drainer unit with mixer tap, inset four ring ceramic hob with oven beneath and extractor over, integrated Bosch automatic washing machine, integrated fridge and freezer and further electrical storage heater



### **Master Bedroom**

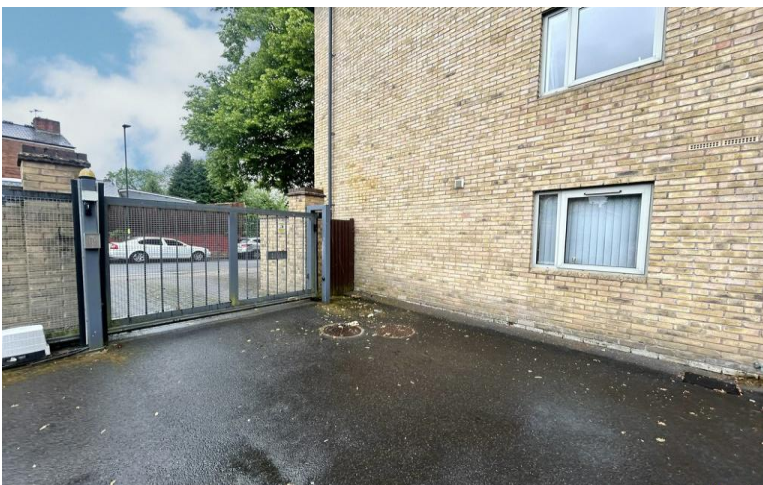
9' 5" x 11' 3" (into wardrobe) 2.87m x 3.43m

With double glazed window to rear elevation, double fitted wardrobe and wall mounted electric panel heater

### **Bathroom**

6' 1" x 6' 10" (1.85m x 2.08m)

Being fitted with a three piece white suite comprising; panelled bath with telephone style mixer tap over, low flush WC and pedestal wash hand basin, with tiling to water prone areas, electric shaver point, wall mounted Dimplex electric heater and ceiling light.





## Tenure

We are advised by the vendor that the property is leasehold with approx. 101 years remaining on the lease, a service charge of approx. £2,500.80 per annum and a ground rent of approx. £178 per annum but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - B

### Second Floor



Total area: approx. 34.8 sq. metres (374.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.