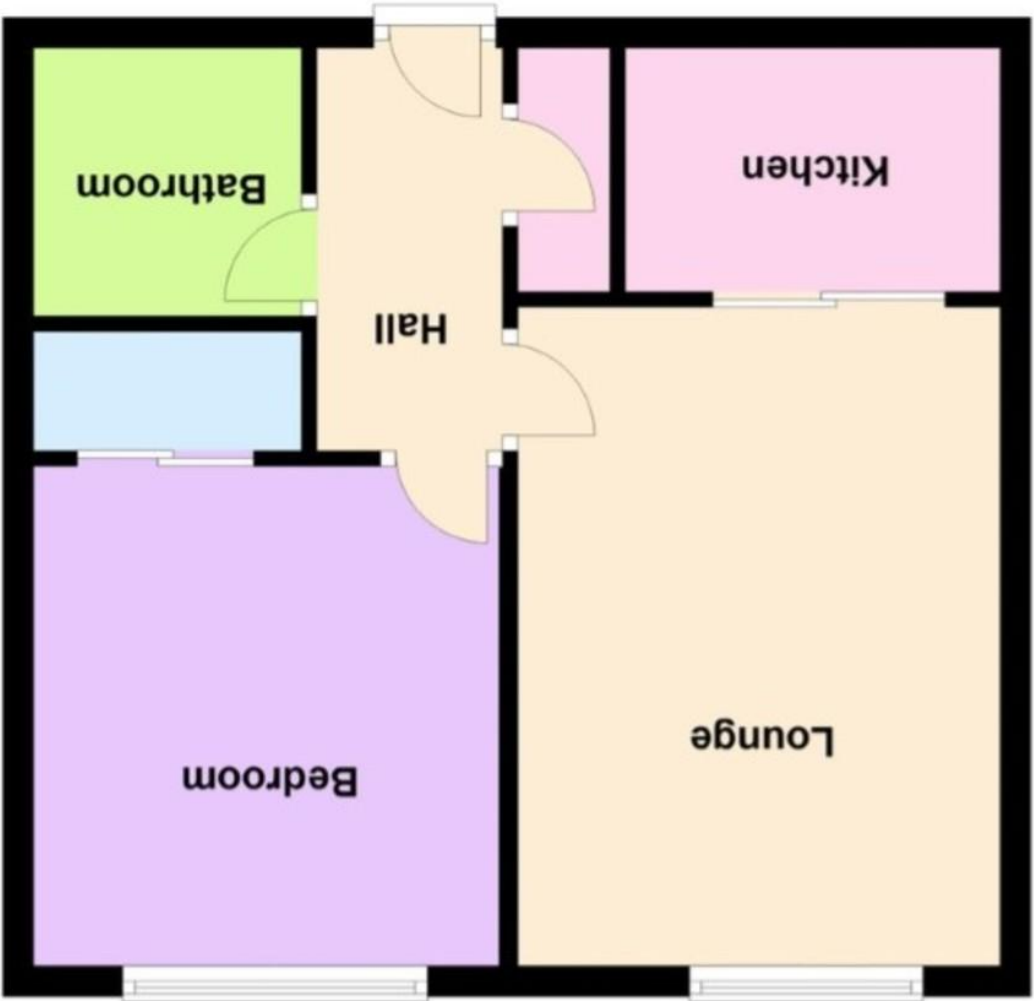
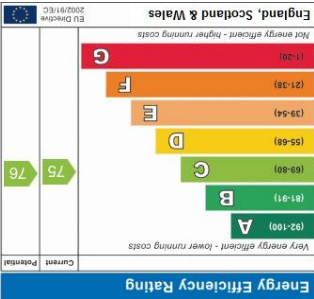
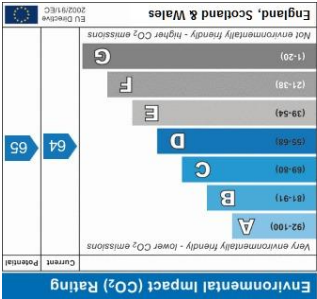


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
Therefore we recommend that you regularly monitor our website or email us for updates.
Please feel free to relay this to your Solicitor or License Conveyor.



Four Oaks | 0121 323 3323



- GROUND FLOOR RETIREMENT APARTMENT
- BEAUTIFULLY PRESENTED & IMMACULATE THROUGHOUT
- NEWLY FITTED SHOWER ROOM
- FITTED KITCHEN
- SPACIOUS BEDROOM



Jerome Court, Langham Green, Streetly, Sutton Coldfield, B74 3PS

Offers in Excess Of
£90,000



Property Description

Delightful and immaculate ground floor retirement apartment with a newly fitted shower room, with the benefit of residents facilities comprising of beautiful communal gardens, communal lounge area with separate kitchen, guest accommodation, laundry, house manager, emergency pull cords, secure intercom systems to all apartments and lift accessing all floors.

The property is approached via front door from the communal hallway.

HALLWAY having spacious cloaks cupboard and doors off.

LOUNGE 13' 4" x 10' 8" (4.06m x 3.25m) with double glazed window, fireplace and electric heater. It is possible to put patio doors into the lounge so that the gardens can be directly accessed.

FITTED KITCHEN 7' 6" x 5' 11" (2.29m x 1.8m) having a range of wall and base units, work surfaces, sink with mixer tap, space for fridge/freezer and integrated electric hob and oven.

NEWLY FITTED SHOWER ROOM with walk in shower, white wash hand basin in vanity unit, WC and heated towel rail.

SPACIOUS BEDROOM 10' 10" x 9' 11" (3.3m x 3.02m) with window overlooking gardens and glass fronted slide door wardrobes.

TENURE
The Agent understands that the property is leasehold with approximately 69 years remaining. Service Charge is currently running at £188.15 per calendar month and Ground Rent is currently running at £200 per annum. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate.

