

PROPERTY FOR SALE

Offers in region of £133,950



**Hodge Hill Court, Bromford Road,
Birmingham, B36 8AN**

- TWO BEDROOMS
- SPACIOUS LOUNGE WITH BALCONY
- FITTED KITCHEN
- MODERN SHOWER ROOM WITH W.C.
- UPVC DOUBLE GLAZED
- ELECTRIC PANEL HEATING
- COMMUNAL GARDENS
- GARAGE EN-BLOCK
- LOCATED IN A SOUGHT AFTER AREA
- INVESTMENT OPPORTUNITY CURRENTLY LET ON AN AST 7% RENTAL YIELD

Email: info@midlandwide.co.uk
Tel: 0121 525 8689



Office:
43 Lower High Street,
Wednesbury, WS10 7AQ



PROPERTY DESCRIPTION

Midlandwide are delighted to offer to the market a well-maintained 2-bedroom 2nd floor flat. The property comprises 2-Bedrooms, fitted kitchen with appliances, Garage En-Block and secure communal areas.

Approach: Accessed via secure communal areas and located on the second floor, the property is accessed via a wooden entry door leading into...

Entrance Hallway: With alarm (not tested) telephone entry intercom, loft access point, borrowed light windows to living room, overhead borrowed light window to shower room aspect and doors leading into the flowing accommodation;

Living Room (12'5" x 12'6"): With wall mounted electric panel heater, cornice to ceiling, UPVC double glazed windows to balcony and front aspect and UPVC double glazed door providing access and views to balcony.

Fitted Kitchen (9'3" x 11'7"): With wall mounted electric panel heater, a selection of matching wall and base units incorporating roll top work surfaces, stainless steel sink and drainer with chrome effect mixer tap over, integrated 'prima' electric oven in-built under unit, with four hobs and filter extract fan over, space for appliances including washing machine and fridge freezer, tiling to relevant splash back areas, UPVC double glazed window to front aspects and wooden door accessing pantry providing storage space.

Bedroom-1 (17' into wardrobes x 11'11"): With a wall mounted electric panel heater, UPVC double glazed window to rear aspects and two built-in wardrobes.



Bedroom-2 (11'11" x 9'6"): With an electric storage heater, UPVC double glazed window to rear aspect, cornice to ceiling and wooden door accessing built-in wardrobe.

Shower Room (5'7" x 6'8"): With low flush WC, pedestal hand wash basin with chrome mixer taps and Hygienic wall cladding to floor to ceiling, walk in shower cubicle with 'Triton' electric shower, shaver point, wall mounted electric heater, wall mounted extractor, borrowed light window to kitchen aspect and airing cupboard accommodating water tanks.

Balcony: Balcony providing views of well maintained communal garden areas.

Garage: Located En-block and accessed via up and over door.



Outside: With well maintained communal garden areas surrounding the block, with communal shared parking.

Lease Term: 189 years from 25th of March 1975.

Ground Rent: £100 per annum

Service Charges: The service charges are collected by Cannon Jones Estate Management. The service charge figures for the period 24th June 2024—24th December 2024 were £1,292.00 half yearly.

Investors welcome currently Let on a AST 7% yield

Agents Notes

The agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify they are in good working order. The buyer is advised to obtain verification from their solicitors.

Property Misdescription Act 1991

The agent has not checked the documentation to verify legal status of the property. A buyer must not assume the information is correct, until his/her own solicitor has verified it. The measurements supplied are for the general guidance only, and as such; the condition of the structure is not implied upon the photograph of the property. The sales particulars may change in the course of time, any interested party is advised to make a final inspection of the property prior to exchange of contracts.



For further details and photos of the property, please visit www.midlandwide.co.uk. Alternatively please visit our office at 43 Lower High Street, Wednesbury, WS10 7AQ

Tenure: We have been informed by the vendor that the property is freehold. (Please note, the details of the tenure should be confirmed by any prospective purchasers solicitor)

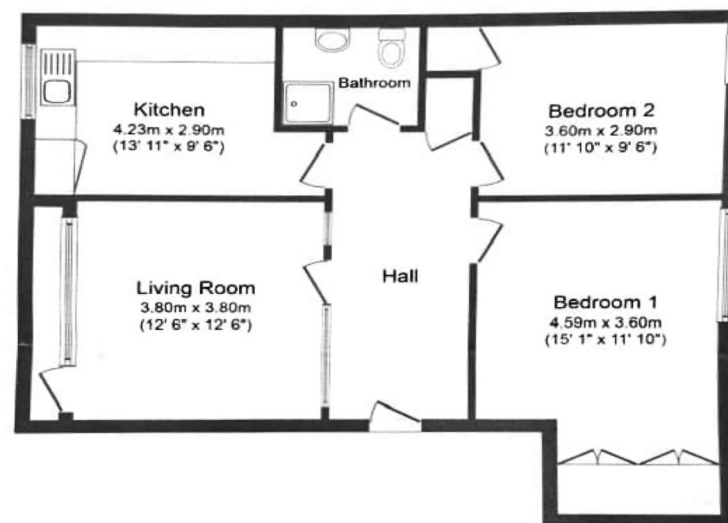
Council tax band: Band B

Fixture and fittings: Fitted carpets and fitted kitchen included within the sale

Viewing: Highly recommended through Midlandwide Estate agents, please call 0121 525 8689 or email info@midlandwide.co.uk

Location : Hodge Hill Court, Bromford Road, Birmingham, B36 8AN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



Floor Plan
Floor area 71.0 sq. m. (764 sq. ft.) approx

To view more of our properties please visit:

Zoopla

Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.