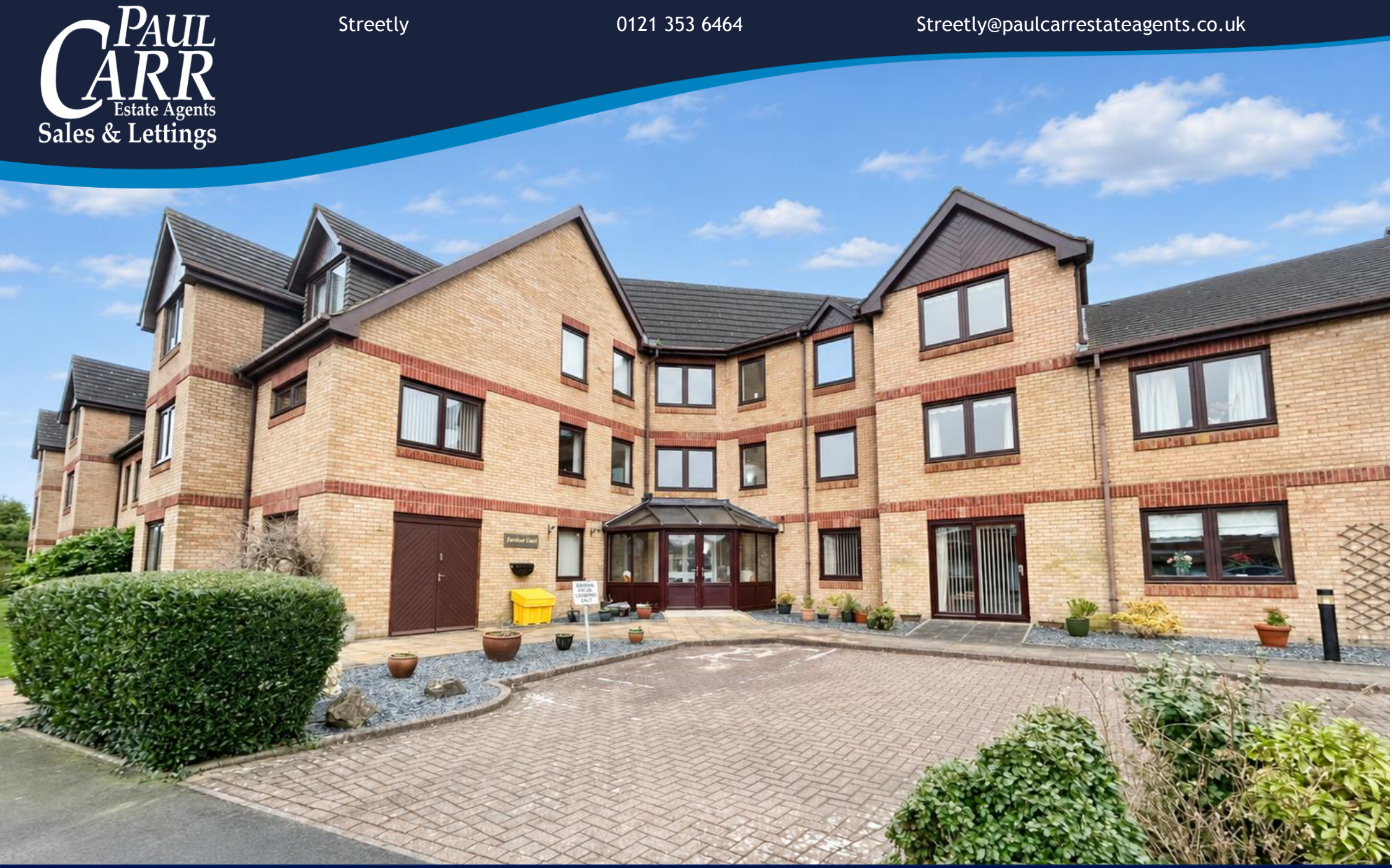
PAUL CARR Estate Agents Sales & Lettings

Streetly | 0121 353 6464 | Streetly@paulcarrestateagents.co.uk



Langham Green, Streetly
Sutton Coldfield, B74 3PS

£130,000

Occupying a desirable corner position within the sought-after Jerome Court development in Streetly, this two-bedroom first-floor retirement apartment for the over-55s enjoys views of the beautifully maintained communal garden.

The accommodation comprises a welcoming entrance hallway, a spacious lounge with an adjoining fitted kitchen, two well-proportioned bedrooms, a modern shower room and a useful storage/airing cupboard. The main bedroom benefits from built-in wardrobes.

Residents enjoy access to a communal lounge and kitchen, laundry room, toilet facilities and refuse room, offering opportunities to socialise while maintaining independent living. Shared parking is available on a first-come, first-served basis.

Blackwood shops are a short distance away, with amenities including a post office, convenience store, hair salon, takeaways, restaurants, vets and a butcher. Streetly Library and Blackwood Park are also within easy reach.

Offered with no onward chain, this appealing apartment is well worth viewing to appreciate its space, position and views of the communal garden.

Tenure: We can confirm the property is Leasehold.

Council Tax Band: We can confirm the Council Tax Band is C payable to Walsall Council.

Services Connected: Electric/Water/Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk


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Sales & Lettings

Accommodation

Entrance Hall
6' 6" (max) x 13' 4" (max) (1.98m x 4.06m)

Lounge/Dining Room
18' 3" (max) x 10' 8" (5.56m x 3.25m)

Kitchen
6' 11" x 7' 5" (2.11m x 2.26m)

Bedroom One
12' 9" (max) x 9' 9" (3.88m x 2.97m)

Bedroom Two
12' 9" x 6' 5" (3.88m x 1.95m)

Shower Room
6' 5" x 6' 5" (1.95m x 1.95m)

Lease Information

Service charge - £3,659 approx.
Ground rent - £337 approx.
62 years remaining on the lease.

(Figures shown above have been provided by the vendor. Please verify them with your conveyancing solicitor before completion)







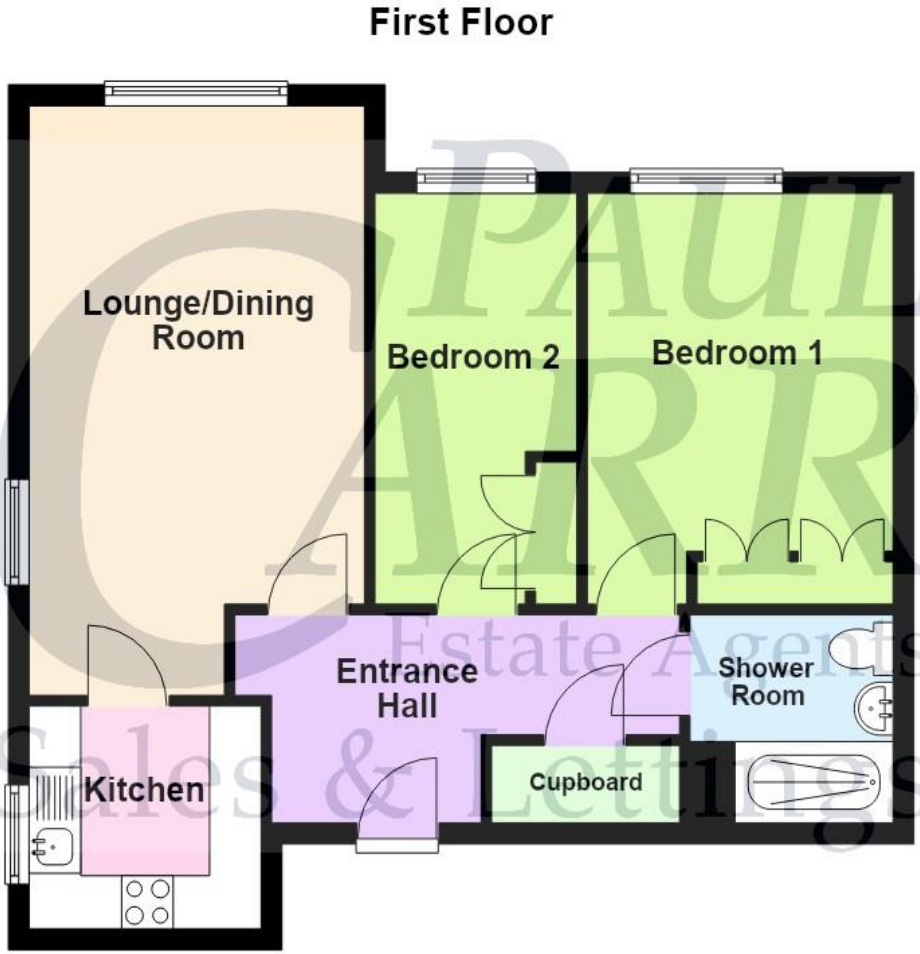






Floor Plan

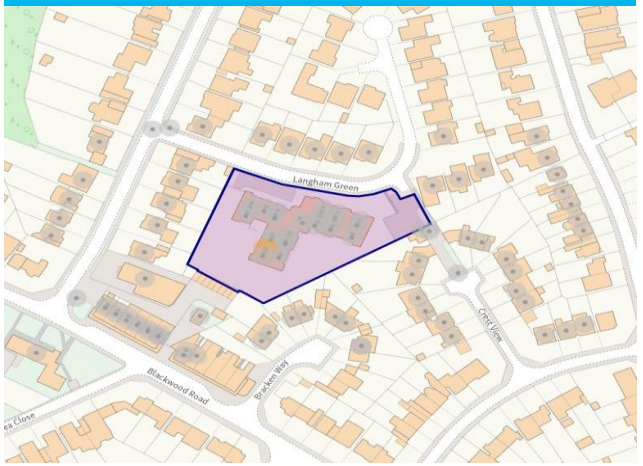
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

NEW INSTRUCTION
AWAITING ENERGY
PERFORMANCE
CERTIFICATE

Map Location

















Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.