

for sale

offers in excess of **£150,000** Leasehold



## The Boulton Crocketts Lane Smethwick B66 3DH

ONE BEDROOM LUXURY GRADE II LISTED BUILDING APARTMENT

LOCATED IN THE HEART OF SMETHWICK, GREAT FOR INVESTMENT.

**MUST VIEW!**

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# Property Details

## Building Entrance Hall

Main front door leading into the property from the communal hallway, doors leading into the lounge, bathroom and bedroom, intercom system and electric heater.

## Bathroom

Part tiled bathroom, full panelled bath with shower overhead and glass screen. Wash hand basin with chrome mixer tap and counter top. Low level W/C and heated towel rail.

## Storage Room

### Lounge/Diner 15' 9" x 14' 1" ( 4.80m x 4.29m )

Spacious lounge area with huge windows, spotlights and carpeted. TV and Tel Points. Open plan to kitchen area. Kitchen area comprising of a range of White high gloss wall and base units with an integral dishwasher, electric oven and 4 plate electric hob with a stainless steel extractor fan overhead. Open plan to lounge.

### Bedroom 15' 8" x 10' 7" ( 4.78m x 3.23m )

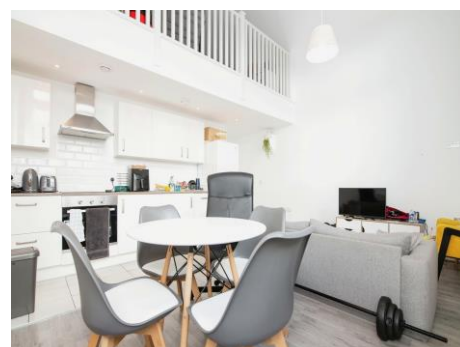
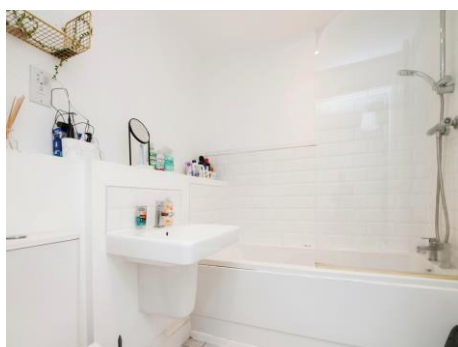
Double bedroom with large windows a feature brick wall, TV and Tel points.

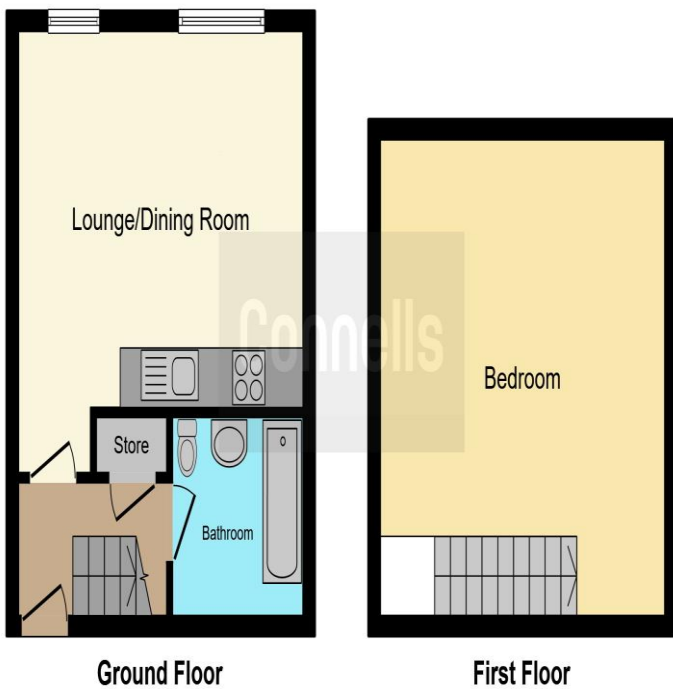
## Service Charge & Lease

Lease remaining; 121 Years

Ground Rent: £250.00 PQ

Service Charge: £1,154





To view this property please contact Connells on

**T 0121 420 3611**  
**E [bearwood@connells.co.uk](mailto:bearwood@connells.co.uk)**

122-123 Poplar Road Bearwood  
 SMETHWICK B66 4AP

**Tenure:** Leasehold

**EPC Rating:** D

Property Ref: BEA311334 - 0010

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for these such as Leasehold costs.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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