



Glyde Court, Hazelwood Road Acocks Green, Birmingham, B27 7TG

Auction Guide Price £75,000

EPC Rating - 72 Current Council Tax Band – B

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



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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



Energy Efficiency Rating Current Potential Very energy efficient - lower running costs (92-100) Δ В C (69-80) (55-68) D E (39-54)F (21 - 38)G Not energy efficient - higher running costs EU Directive 2002/91/EC England, Scotland & Wales

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

316 Stratford Road Shirley Solihull West Midlands B90 3DN www.smart-homes.co.uk shirley@smart-homes.co.uk 0121 744 4144 gents Note: Whilst every care has been taken to prepare these particulars, they are for uidance purposes only. We believe all information to be correct from the day of marketing owever, we advise and recommend that your conveyancer and or surveyor verifies all formation supplied. All measurements are approximate are for general guidance purposes nly and whilst every care has been taken to ensure their accuracy, they should not be relied pon and potential buyers are advised to recheck the measurements.