



smarthomes

Silver Street

Wythall, Birmingham, B47 6LN

- A First Floor Apartment for the Over 50s
- One Double Bedroom
- Residents Entertainment Lounge
- No Upward Chain

£109,950

EPC Rating '74'





Property Description

The entrance is set back from the road behind a block paved pathway flanked by well-tended communal fore gardens to either side. There is a secure entrance hall which leads to a set of stairs leading up to the first floor accessed via communal hallways with front door leading into

Entrance Hall

With ceiling light point, loft hatch to roof space, smoke alarm and door leading into



Lounge to front

12' 1" max x 11' 3" max with restricted head height (3.68 x 3.43) With upvc double glazed window to front elevation, ceiling light point, TV aerial point, feature fire surround with inset fire and wall mounted radiator



Kitchen

11' 3" max x 9' 8" max with restricted head height (3.43 x 2.95) With upvc double glazed window rear elevation, ceiling light point, a range of wall and base units, roll edge work surface over incorporating sink unit, built in electric oven and electric hob with extractor canopy over, further under work surface appliance spaces and complementary tiling to walls



Double Bedroom

11' 1" x 10' 10" max with restricted head height (3.38 x 3.3) With ceiling light point, wall mounted radiator, upvc double glazed windows and built in wardrobes with hanging rail and shelving

Bathroom

With ceiling light point, ceiling mounted extractor fan, low level WC, pedestal hand wash basin and single panel bath with shower over, tiling to water prone areas and wall mounted radiator





Communal Gardens

With well maintained communal gardens with patio terrace, being mainly laid to lawn with borders filled with shrubs and plant and open views to countryside



Allocated Parking

The property comes with one allocated parking space and there is additional visitors parking

Tenure

We are advised by the vendor that the property is Leasehold with approx. 75 years remaining on the lease, an estimated service charge of £1109.07 per annum and a ground rent of £250.00 per annum but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC Supplied by the vendor

