

# Barratt Last

ESTATE AGENTS

0121 776 5744



**4 HENSHAW COURT, CHESTER ROAD, CASTLE BROMWICH, B36 0JQ**  
**£145,000 LEASEHOLD**

- Ground Floor Apartment For Over 58's
- Electric Heating & Double Glazing
- Host of Other Facilities Available
- One Bedroom
- Garden Facing Front Of Building
- Great Location for Amenities

301-303 Chester Road, Castle Bromwich, Birmingham, B36 0JG Email: [sales@barrattlast.co.uk](mailto:sales@barrattlast.co.uk)

Barratt Last Estate Agents is the trading name of Barratt Last (Estate Agents) Limited, registered in England number 6288672.  
Registered office: 11 Aldergate, Tamworth, Staffordshire B79 7DL.  
A list of Directors is available for inspection at registered office.



## GROUND FLOOR

### Front Entrance/Hallway

Private intercom entrance, laminate floor covering, cloaks cupboard.

### Lounge

23'6" x 10'5" (7.17 x 3.2)

Laminate floor covering, 'Adam' style fireplace, modern electric fire, panel heater, double glazed window and double glazed door leading to front garden.

### Fitted Kitchen

8'0" x 7'4" (wall tapers (2.46 x 2.26 (wall tapers)

Matching base and walls units, work surfaces, single drainer stainless steel sink, 'built-in' oven and 4-ring ceramic hob unit with cylindrical cooker hood air extractor fan above, integrated fridge-freezer, double glazed window, tiled splashbacks.

### Double Bedroom

19'9" x 9'3" (wall tapers (6.04 x 2.84 (wall tapers)

Fitted mirror fronted wardrobes, double glazed window, storage heater.

### Well Appointed Shower Room

7'1" x 6'10" (2.18 x 2.09)

Fully tiled walls, free standing shower area with shower fitment, 'Dimplex' fan heater, air extractor fan, tiled floor covering.

## OUTSIDE

### Small Garden

To front of building with private access.


## ADDITIONAL INFORMATION

Tenure - We understand that the property is Leasehold with approximately 110 years unexpired, subject to a Ground Rent of £212.50 per 1/2 year. Service charge £2,717.11 per annum.

We would advise all prospective purchasers to have this information verified by their Legal Representative.

Council Tax - Band C- Solihull Metropolitan Borough Council.

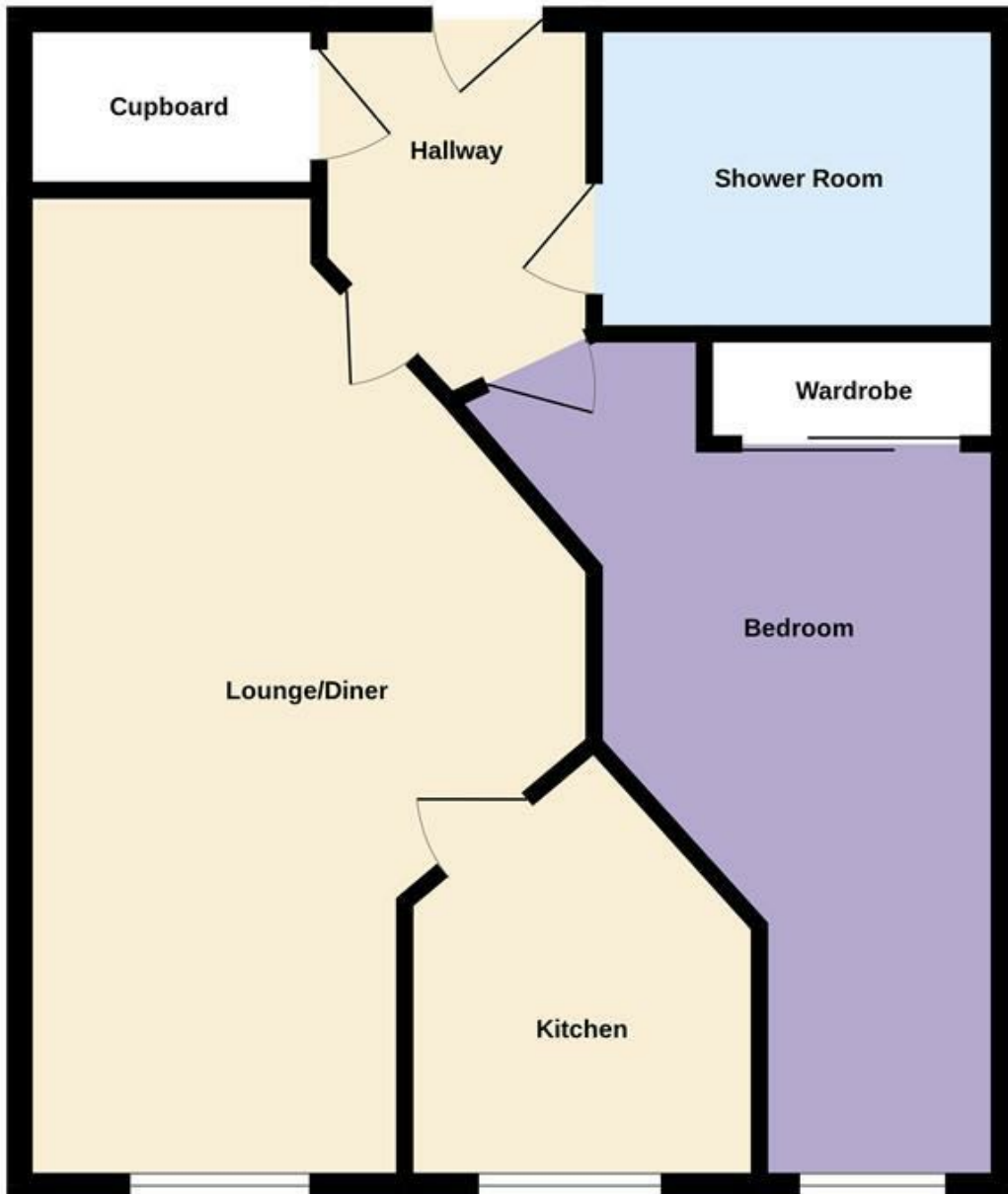
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## HOME TO SELL?

If you are selling your home, arrange a Free Valuation today. Call 0121 776 5744.

## Ground Floor



4 Henshaw Court B36 0jq

Measurements are approximate. Not to scale. Illustrative purposes only  
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