



Jerome Court, Langham Green,
Streetly, Sutton Coldfield, B74 3PS

£115,000

Situated in the highly regarded Jerome Court retirement development on Langham Green, this beautifully presented one-bedroom ground floor apartment enjoys a prime position within easy walking distance of local shops, amenities, and excellent transport links.

Accessed via the residents' parking area and welcoming communal entrance hall, which provides access to a range of resident facilities, the apartment offers well-planned and spacious accommodation throughout. The entrance hall leads to a generous lounge/dining room, featuring sliding patio doors that open directly onto the attractive communal gardens, creating a pleasant and peaceful outlook.

Adjoining the lounge is a recently refitted, stylish kitchen finished to a high standard. The accommodation further comprises a large storage cupboard, a spacious double bedroom, and a modern fitted shower room.

Forming part of this sought-after, purpose-built retirement development, the property offers excellent independent living facilities, including an on-site manager, residents' lounge, emergency call system, and communal laundry room. Jerome Court is set within beautifully maintained landscaped grounds and is conveniently located just off Egerton Road via Blackwood Road.

A wide range of local amenities, including shops, restaurants, and the Blackwood Health Centre, are all within easy reach. The development also benefits from excellent public transport connections providing access to Birmingham, Walsall, and Sutton Coldfield.

This delightful apartment represents an ideal opportunity for those seeking comfortable, secure, and independent retirement living in a convenient and well-connected location.

Tenure: We can confirm the property is Leasehold.

Council Tax Band: We can confirm the Council Tax Band is C.

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



**PAUL
CARR**
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Accommodation

Entrance Hall

Lounge Diner
17' 4" x 10' 6" (5.28m x 3.20m)

Fitted Kitchen
7' 6" x 5' 10" (2.28m x 1.78m)

Master Bedroom
12' 10" x 10' 1" (3.91m x 3.07m)

Modern Shower Room
6' 5" x 5' 9" (1.95m x 1.75m)

Leasehold Information

Lease Term 62 years remaining approx.

Ground Rent: £200.00 per annum

Service Charge £4095.00 per annum

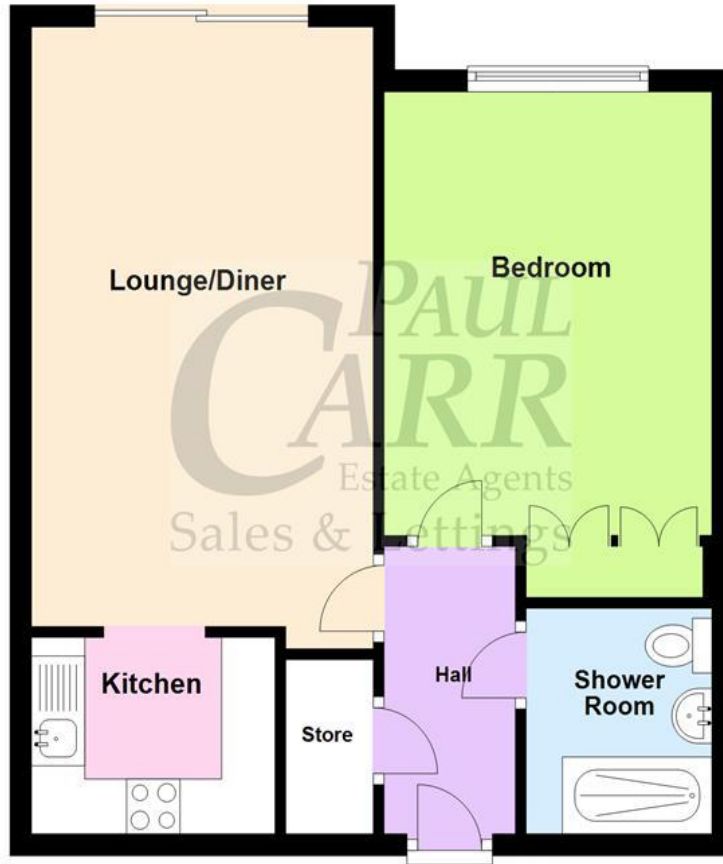




Floor Plan

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

Ground Floor

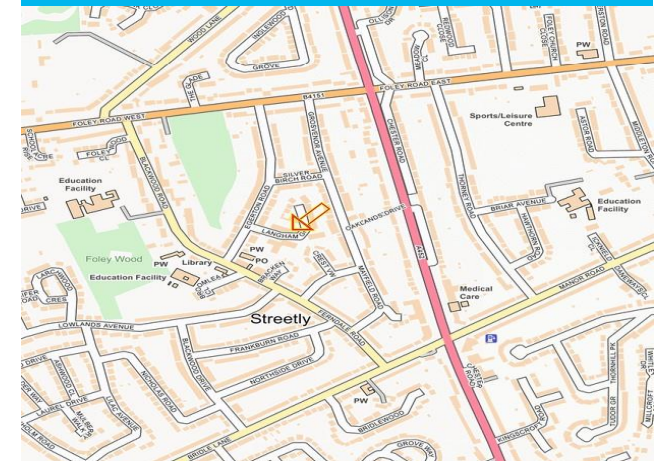


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







COMMUNAL LOUNGE



COMMUNAL LOUNGE





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 £40 + VAT (£48 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.