



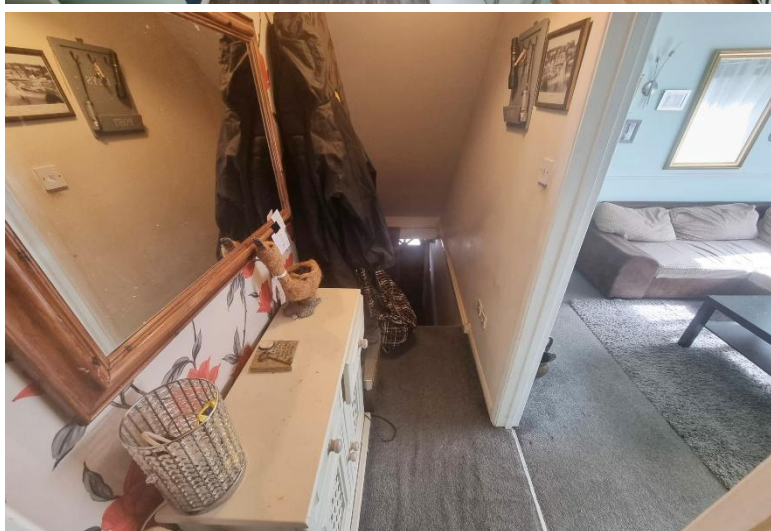
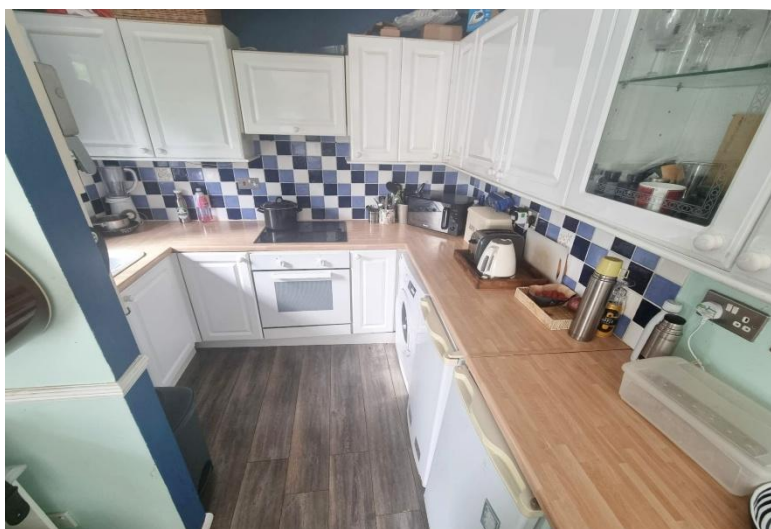
Gunnings Road Alcester

- A One Double Bedroom First Floor Maisonette
- Fitted Kitchen, Lounge & Bathroom
- 57 Years on the Lease – Extension Available at Extra Cost
- Allocated Parking Space

Guide Price £75,000

Current EPC Rating - D
Current Council Tax Band - B





Property Description

A first floor maisonette situated in a convenient location and offering accommodation comprising lounge, fitted kitchen, double bedroom, bathroom, allocated parking space and communal gardens. A lease extension of an additional 90 years available for an additional cost.



Rooms & Measurements

Lounge to Rear 4.29m x 3.38m (14'1" x 11'1")

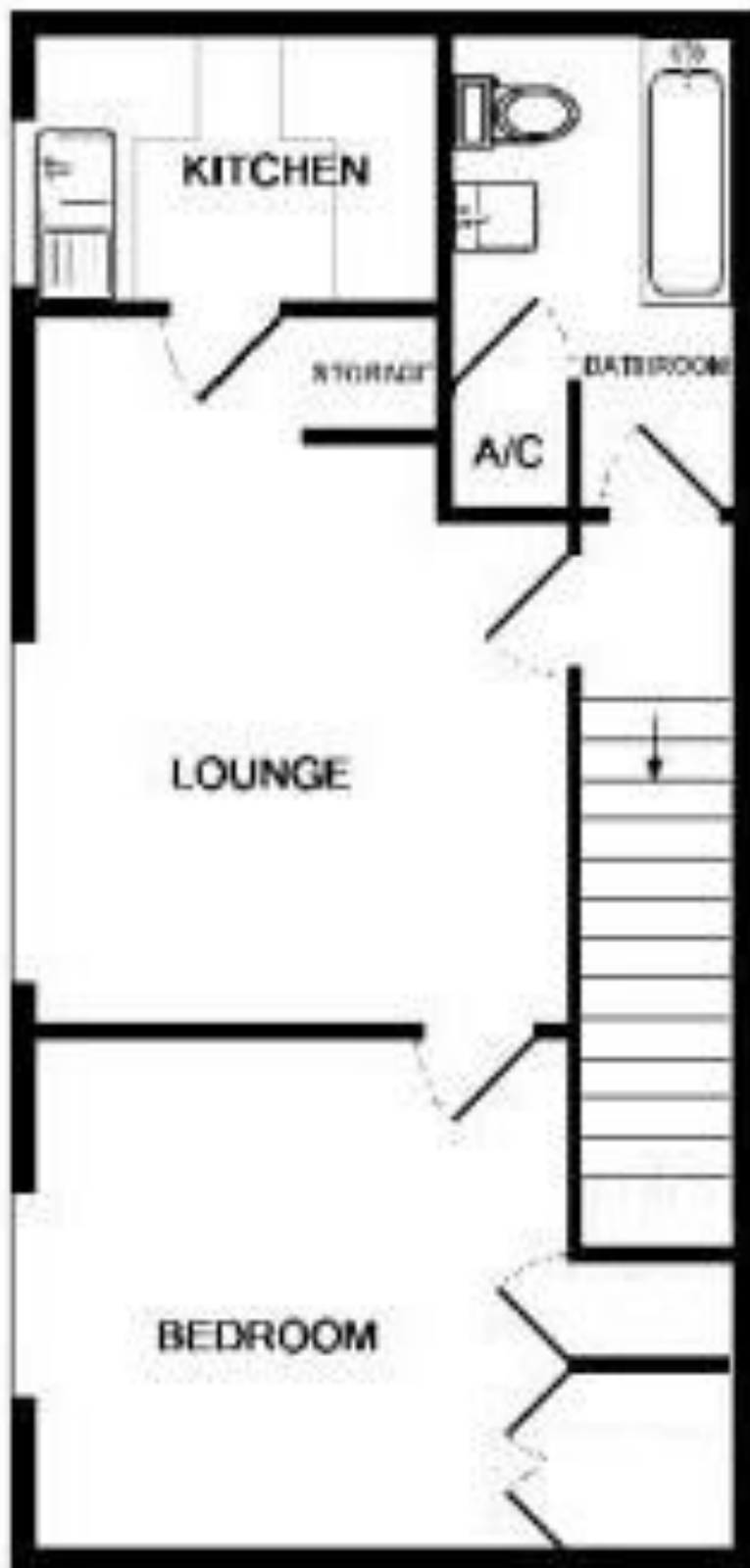
Fitted Kitchen to Rear 2.59m x 2.54m (8'6" x 8'4")

Double Bedroom to Rear 3.61m x 3.12m (11'10" x 10'3")

Bathroom 2.16m x 1.68m (7'1" x 5'6")

Tenure

We are advised by the vendor that the property is leasehold and currently has approx. 57 years remaining on the lease with a service charge of approx. £400 per annum and a ground rent of approx. £65 per annum. We are advised by the vendor that the lease may be extended by a period of 90 years in addition to the present unexpired lease term of 99 years from 25 March 1984 on payment of the capital sum of £15,000 subject to contract plus the freeholders' legal costs which would be in the order of £1,850 plus VAT and valuation charges of £750 no VAT. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band – B



316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.