



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

Offers in the Region Of £90,000

# Streetly

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This wonderfully positioned one bedroom first floor retirement apartment is set in the prestigious Jerome Court located on Langham Green within walking distance of local shops and transport links.

Approached via the residents parking area and communal entrance hallway with various communal spaces, the internal accommodation briefly comprises of a welcoming entrance hall, leading into a spacious lounge/diner with a fitted kitchen. Also off the hall is a large store cupboard, plus one double bedroom with fitted wardrobes and a modern shower room.

Forming part of a modern purpose-built block on this popular retirement development, the property affords first class independent accommodation with on call manager, communal lounge, call bell alarm system and laundry.

Jerome Court is set in well-tended landscaped communal grounds approached from Egerton Road via Blackwood Road and occupies a quiet and convenient location within walking distance of all amenities, good shops and restaurants are also close at hand on Blackwood Road as well as the nearby Blackwood Health Centre opposite the shops.

The property is further complimented by good public transport services to Birmingham, Walsall and Sutton Coldfield.





## Property Specification

FIRST FLOOR RETIREMENT APARTMENT  
ONE BEDROOM WITH FITTER WARDROBES  
LIFT ACCESS IN BLOCK  
NO UPWARDS CHAIN  
RESIDENTS LOUNGE, LAUNDRY AND GUEST  
ACCOMMODATION

### Entrance Hall

Lounge 16' 9" x 10' 5"  
(5.10m x 3.17m)

Kitchen 7' 8" x 5' 11"  
(2.34m x 1.80m)

Bedroom 10' 11" x 10' 1"  
(3.32m x 3.07m)

Shower Room 6' 6" x 5' 9"  
(1.98m x 1.75m)

### 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: 30th January 2024

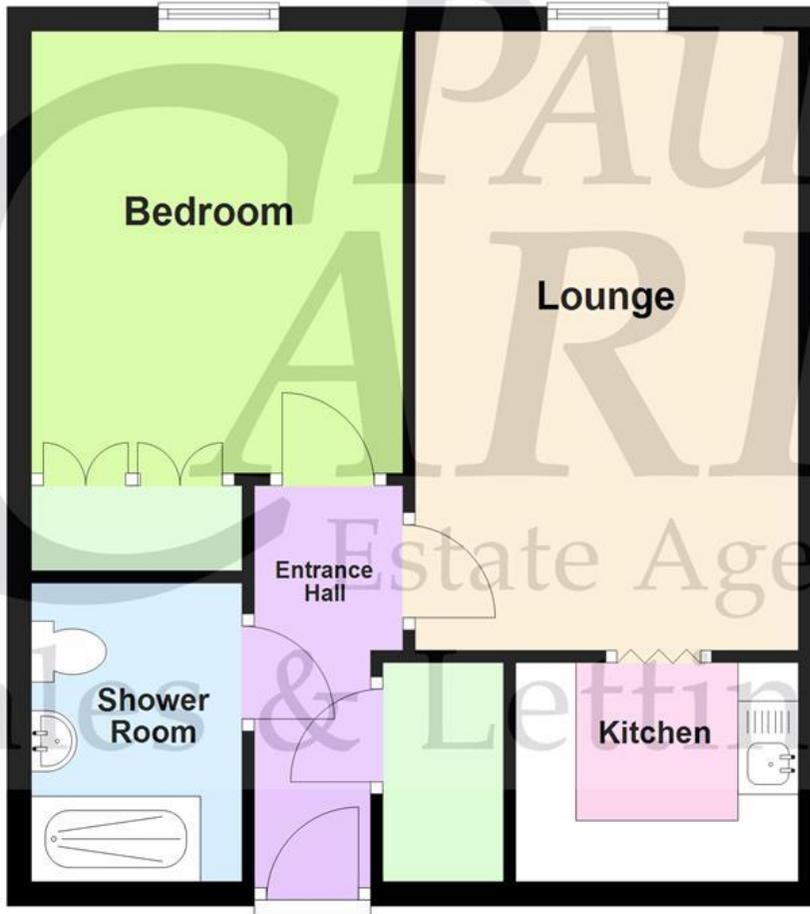
### Viewer's Note:

Services connected: Elec/Water/Drainage  
Council tax band: C  
Tenure: Leasehold - 66 years remaining  
Ground Rent: £200.00 per annum  
Service Charge: £4036.44 per annum

# Floor Plan

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

## First Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

