



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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21 Buckland End, Hodge Hill, Birmingham B34 6LB Price £100,000

An outstanding opportunity to acquire a 1 bedroomed, first floor flat in Bucklands End Hodge Hill for either owner occupation or as a potential investment. If you are interested for investment purposes, the rent would be £780 PCM

The property comprises of 1 bedroom, 1 lounge, 1 kitchen, 1 bathroom and has full gas fired central heating, UPVC double glazing. Ground rent £10 a year. Service charge approximately £450.00 a year.

No upward chain.



Buckland End is located between Heath Way and Brookmeadow Road.

Number 21 being situated close to the junction with Haxby Avenue.

PLEASE NOTE

This property is vacant, however our Vendor Client has advised us that at the beginning of June if the property has not been sold subject to contract, he will move a tenant into the flat. The flat will remain on sale but then would only be available to an Investor who would be looking to acquire both the flat and the tenancy agreement.

We expect the monthly income for a property such as this to be approximately £780 pcm

The property sits well back from the roadway behind a foregarden approach with pathway access. The ground floor entrance has an immediate staircase leading to the first floor.

THE PROPERTY BRIEFLY COMPRISES

ON THE FIRST FLOOR

LANDING

Twin panel central heating radiator, UPVC double glazed window, linen and storage cupboard.

LOUNGE (FRONT)

13'8 x 10'1 (4.17m x 3.07m)

Laminated flooring, twin panel central heating radiator, UPVC double glazed window.

KITCHEN (FRONT)

7'9 x 7' (2.36m x 2.13m)

Single bowl sink unit with mixer tap. 2 single door base units, electric cooker point, full height pantry, plumbing for automatic washing machine, plumbing for automatic dishwasher, shelving, single panel central heating radiator. UPVC double glazed window.

BEDROOM 1 (REAR)

13'4 x 10'5 (4.06m x 3.18m)

Laminated flooring, twin panel central heating radiator, UPVC double glazed window.

TILED BATHROOM (REAR)

7' x 6'1 (2.13m x 1.85m)

Panelled in bath with shower attachment, pedestal wash hand basin, low flush w.c. UPVC double glazed window, heated towel rail.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £1,568.78 Year 2026/27.

LEASE DETAILS

We are advised that the property is leasehold having a 125 year Lease commencing on 22nd May 1989. Therefore as of May 2026 there is 88 years remaining.

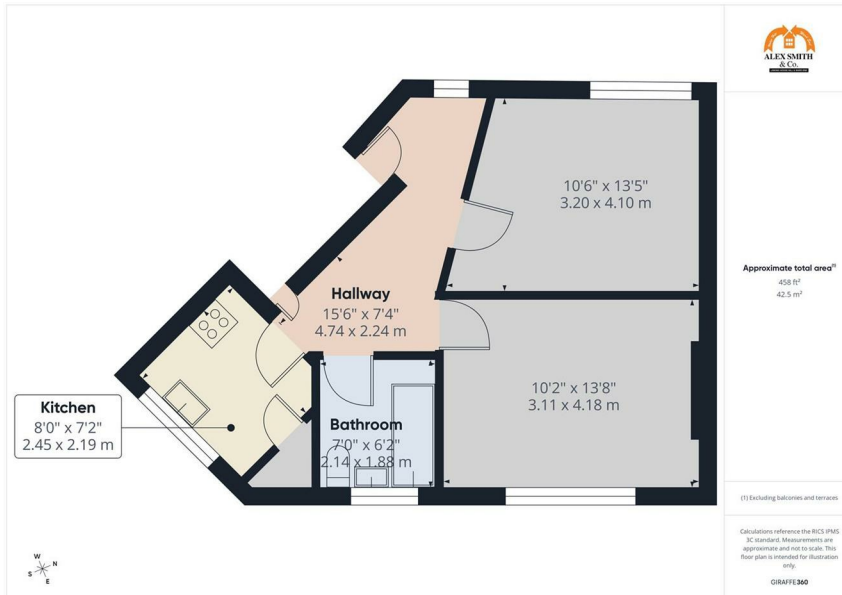
The Ground Rent is £10 pa

The Service Charge is £450 pa



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



TENURE: We are advised that the property is Leasehold, however we are seeking formal confirmation of this from our Vendor Client's Solicitors.

SERVICES: Mains drainage, gas, electricity and water are connected together with gas fired central heating and telephone, subject to BT/ Cable Regulations

VIEWING: By appointment with the Vendors Agents, Messrs Alex Smith and Company on 0121 784 6660 (Hodge Hill)

PROPERTY MISDESCRIPTION ACT: The Agents have not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose. The Purchaser should obtain verification through their Solicitor or Surveyor.



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