

humberstones homes

FLAT 36,MILTON COURT, SANDON ROAD, SMETHWICK, WEST MIDLANDS, B66 4AD £69,950









LOCATION

Milton Court is a popular retirement complex conveniently situated for all local shopping facilities and amenities available within Bearwood Town Centre, whilst the local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Bearwood Road into Sandon Road where the Milton Court complex is situated a short distance along on the right hand side.

DESCRIPTION

Offered with NO UPWARD CHAIN, this is a 2 bedroomed first floor retirement flat which has been thoughtfully improved and offers good sized living accommodation. Approached via a communal entrance the property briefly comprises the following accommodation: Entrance hall (with intercom receiver), spacious lounge, re-fitted kitchen, 2 bedrooms and re-fitted shower room. The complex offers a large residents lounge, pleasant communal garden, laundry and there is a lift to all floors. Outside is a communal residents car park offered on a first come, first served basis. Double glazed and electric heating. EPC rating E.

Entrance Hall

Intercom Receiver, built in store/airing cupboard, electric heater, useful WALK IN STORE and doors off to :-

Lounge 17' 0" x 10' 3" (5.18m x 3.12m)

Double glazed window providing pleasant outlook over communal garden, electric heater and door leads through to :-

Re- Fitted Kitchen 7' 10" x 7' 5" (2.39m x 2.26m)

Double glazed window, base units, work surface area, 1 double wall cupboard, single drainer sink with mixer tap, electric cooker point, and complimentary tiling to the walls.

Bedroom One 13' 10"(into recess) x 8' 0"(max) (4.21m x 2.44m)

Double glazed window providing pleasant outlook over communal garden, electric heater.

Bedroom Two 12' 5"(into recess) x 6' 2"(max) (3.78m x 1.88m)

Double glazed window looking over communal garden. Electric heater.

Re-Fitted Shower Room 6' 7" x 5' 7" (2.01m x 1.70m)

WC, pedestal wash handbasin, and shower cubicle with screened door, shower and complimentary tiling to the walls.

The Complex

This is a residential retirement complex for residents who are aged over 60 years (or over 55 years with a registered disability). Within the complex is a large residents lounge, laundry, and there is a lift to all floors.

Outside

Front

There is a communal residents car park which is available on a first come, first served basis.

Communal Garden

There is a pleasant communal garden providing patio, lawn and shrubbed borders.

Property Related Services

Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £210 per transaction.

Tenure

The agents are advised the property is Leasehold with approx 72 years currently left on the lease, The vendors advise there is a current service/management charge of approx £169.72 pcm which includes ground rent. The agents are advised there is an age restriction for residents which is over 60 years or over 55 years (with a registered disability). The agents have not seen legal documentation and the buyer is advised to obtain verification from their solicitor on any points regarding the lease or service/management charge.









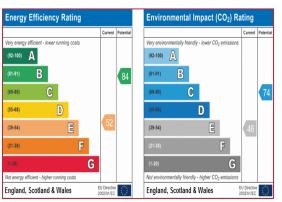


Ground Floor









Consumer Protection Regulations 2008: These particulars have been prepared with care & approved by the vendors as correct (TBC) but are only intended as a guide to the property only. The measurements are approximate & usually the maximum size which may include recesses etc and must not reply on them for any purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Humberstones Homes branch for clarification. Humberstones Homes takes no responsibility for any planning or building regulations being granted or applied for & prospective buyers should always seek clarification from their solicitor or surveyor on these aspects.







