



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

The ground floor plan shows a rectangular layout with the following rooms and features:

- Bedroom 1:** Located on the left side, colored orange.
- Bedroom 2:** Located in the top middle, colored green.
- Kitchen:** Located in the top right, colored pink, featuring a sink and stove.
- Lounge:** Located on the right side, colored orange.
- Store:** Located in the bottom left, colored pink.
- Shower Room:** Located in the bottom middle, colored blue, featuring a toilet and shower.
- Hall:** Located in the bottom middle, colored green, connecting the rooms.

Doors are shown as arcs indicating the direction of entry and exit. Windows are represented by white rectangles on the exterior walls.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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			
		84	
		52	
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) 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			
			74
		46	
England, Scotland & Wales		EU Directive 2002/91/EC	

Humberstones Homes, 787 Hagley Rd West, B32 1AJ - 0121 422 1188 – sales@humberstoneshomes.co.uk



