



humberstones
homes

11 LEE GARDENS, SMETHWICK, WEST MIDLANDS, B67 7HP

£95,000





LOCATION

The property occupies a pleasant cul-de-sac position within this popular neighbourhood and is handy for local shopping facilities and amenities, and is handy for local park. Rolfe Street train station is just a short distance away and enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Londonderry Lane at the Island into Manor Road, turn right into Lee Gardens where the Maisonette is situated a distance along on the left hand side.

DESCRIPTION

This surprisingly good sized ground floor Maisonette offers flexible living accommodation and is ideal for First Time Buyers or investors, occupying a cul-de-sac position, the property has a drive providing off road parking and leads to the following accommodation :- Entrance vestibule, spacious lounge/dining area, fitted kitchen (with oven/hob), 2 good sized bedrooms (bed 2 currently used as a Sitting Room), and bathroom. There is also a good sized garden at the rear. Double glazed and Gas radiator heating. EPC rating C.

Entrance Vestibule

Built in storage cupboard, door to Bathroom and further door to :-

Lounge/Dining Area 14' 0"(max) x 11' 6"(max) (4.26m x 3.50m)

Double glazed window to the front, radiator, feature fire surround with hearth and doors off to :-

Fitted Kitchen 9' 5"(max) x 8' 9" (2.87m x 2.66m)

Double glazed window to the rear, base units, work surface area, wall cupboards, integral oven, 4 ring gas hob, central heating boiler, complimentary tiling to the walls, double glazed door to the rear garden.

Bedroom One 11' 11"(max) x 9' 5"(max) (3.63m x 2.87m)

Double glazed window to the rear, and radiator.

Bedroom Two 12' 0"(max) x 11' 5"(max) (3.65m x 3.48m)

Currently used as Sitting Room, with Double glazed window to the front and radiator.

Bathroom 8' 8" x 4' 8" (2.64m x 1.42m)

Double glazed window to the side, radiator, bath with shower over, wash handbasin, low level flush wc, and tiling to the walls.

Outside

Front

Drive providing off road parking and leading to the accommodation.

Rear Garden

Good sized rear garden with patio, lawn and side access gate.

Tenure

The agents are advised that the property is Leasehold and has approx 93 years remaining on the Lease, The vendors advise there is a current service charge of approx £253 pa (which includes the ground rent of approx £10pa). 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.

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.



Ground Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		69	76
			78
			67
England, Scotland & Wales	EU Directive 2002/91/EC		EU Directive 2002/91/EC

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 rely 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.

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