



**humberstones**  
homes

14 MIDDLEFIELD GARDENS, HURST GREEN ROAD, HALESOWEN, WEST MIDLANDS, B62  
**Offers Over £120,000**





### LOCATION

Middlefield Gardens occupy a pleasant position within the sought after Hurst Green area of Halesowen, and is handy for shopping facilities, amenities, bus route and schools, whilst M5 Motorway J2 is just a short distance away, which enables commuting further to the surrounding areas. The property can be located turning off Hurst Green Road into Middlefield Gardens, and the flat is situated as indicated via the agents for sale board.

### DESCRIPTION

Offered with NO UPWARD CHAIN, this is a spacious 2 bedroom ground floor flat in popular location, approached via a communal entrance and briefly comprising the following accommodation :- Entrance hall (with intercom receiver and built in storage cupboard), spacious lounge, kitchen, inner hall, 2 good sized bedrooms and bathroom. Outside are pleasant communal gardens, communal residents parking area (offered on a first come, first served basis), and GARAGE in separate block. Double glazed and gas radiator heating. EPC rating E.

### Communal Entrance

Leading to the accommodation. Front door leads to :-

### Entrance Hall

Intercom receiver, built in storage cupboard and door leads through to :-

### Lounge 16' 0" x 14' 7" (4.87m x 4.44m)

Double glazed window, radiator, door to Inner Hall and further door to :-

### Kitchen 8' 7" x 7' 6" (2.61m x 2.28m)

Double glazed window, base units, work surface area, wall cupboards, one and a half bowl single drainer sink with mixer tap, complimentary tiling to the walls.



### Inner Hall

Built in storage cupboards and doors off to :-

### Bedroom One 11' 6"(plus storage) x 10' 0" (3.50m x 3.05m)

Double glazed window, radiator, built in store, and additional built in storage cupboard housing the central heating boiler.

### Bedroom Two 13' 6" x 8' 0" (4.11m x 2.44m)

Double glazed window and radiator.

### Bathroom 6' 2" x 6' 0" (1.88m x 1.83m)

Double glazed window, radiator, and suite comprising :- Bath, wash handbasin, low level flush wc, and complimentary tiling to the walls.

### Communal Gardens

Pleasant communal gardens with lawn areas and pathway.

### Communal Residents Parking

Offered on a First come, first served basis.

### Garage

In separate block.

### Tenure

The vendors advise the property is Leasehold, with the lease running to 2105. The vendors advise there is a current ground rent of £150 per year and a current service charge of £1034 per 6 months. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

### 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

Approx. 64.7 sq. metres (696.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	49	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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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