



**humberstones**  
homes

194A, BRISTNALL HALL ROAD, OLDBURY, WEST MIDLANDS, B68 9TZ  
**£100,000**





### LOCATION

The property occupies a corner position within a popular residential area and is well positioned for local amenities and public transport with motorway access at junction 2 of the M5 nearby. It is here on the corner of Bristnall Hall Road and Brookfields Road that you can find the property as indicated by the agents for sale board.

### DESCRIPTION

This is a spacious and modern 2 bedroomed first floor apartment within a popular, convenient location. Approached via a communal entrance (with secure intercom entry system), with communal staircase and landing leading to the following accommodation :- Entrance hall (having intercom receiver and 3 useful storage cupboards off), spacious lounge, fitted kitchen (with integral oven/hob), 2 good sized bedrooms and bathroom. There is an allocated parking space at the rear. DOUBLE GLAZED AND GAS RADIATOR HEATING. EPC rating B.

### Communal Entrance

Communal staircase and landing leading to the accommodation.

### Entrance Hall

Radiator, intercom receiver, 3 useful built in storage cupboards and doors off to all accommodation :-

### Lounge 12' 6"(plus recess) x 12' 2"(max) (3.81m x 3.71m)

Dual aspect, 2 Juliette balconies. Radiator.

### Fitted Kitchen 11' 10"(into recess) x 8' 8"(max) (3.60m x 2.64m)

Base units, work surface areas, wall cupboards, one and a half bowl single drainer sink with mixer tap, integral oven, 4 ring electric hob and cooker hood above and central heating boiler.

### Bedroom One 11' 6"(plus recess) x 11' 3"(plus recess) (3.50m x 3.43m)

Juliette balcony and radiator

### Bedroom Two 9' 4' x 8' 9" (2.84m x 2.66m)

2 Double glazed windows to the front, and radiator.

### Bathroom 7' 2" x 5' 5" (2.18m x 1.65m)

Heated towel rail and attractive suite comprising :- Bath with shower over, pedestal wash handbasin, low level flush wc, and complimentary tiling to the walls.

### Outside

### Allocated Parking Space

At the rear

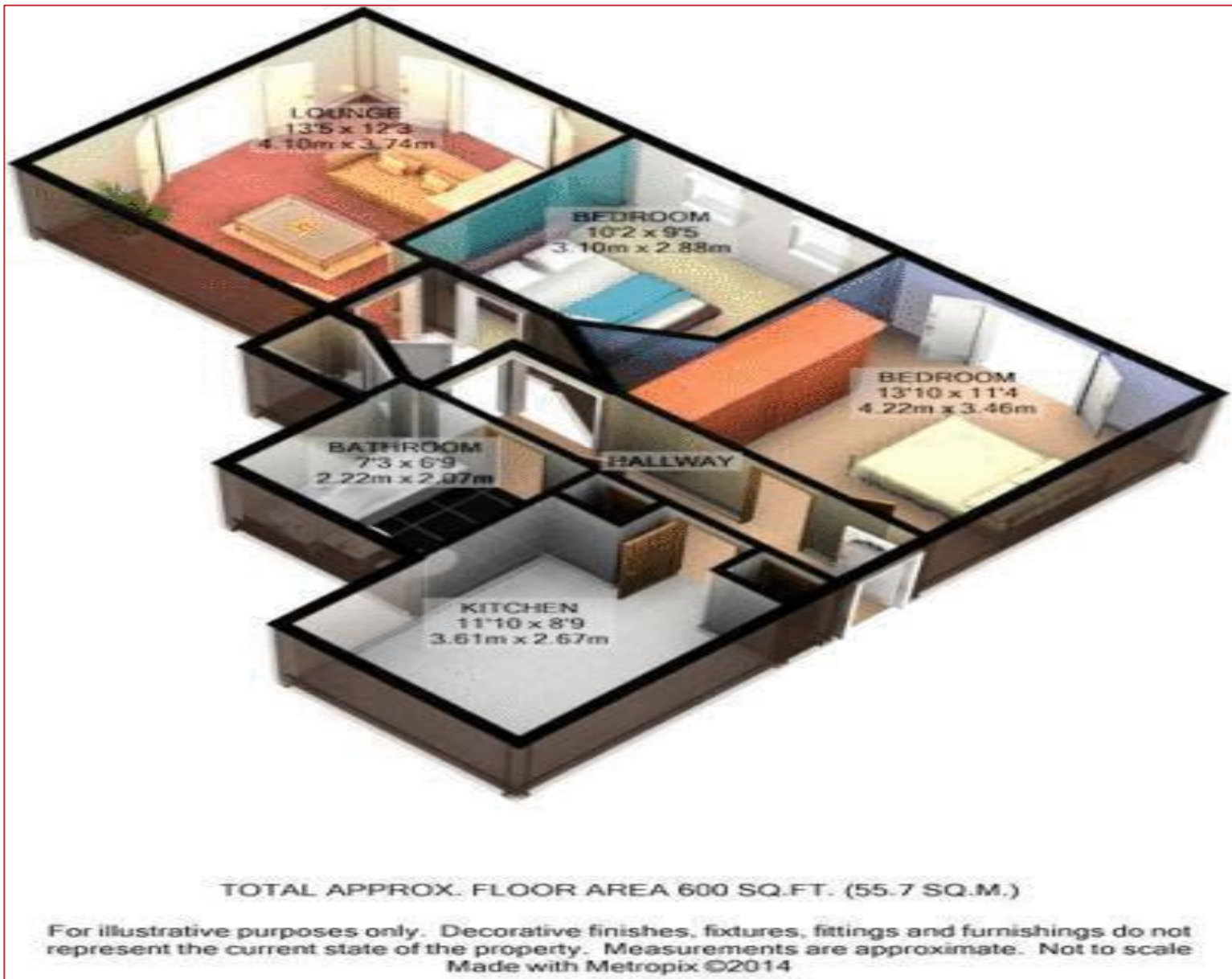
### Tenure

The property is Leasehold and we are informed by clients is held under a 150 year lease which commenced 1st January 2006 (Around 137 years unexpired at time of writing). We understand it is subject to a half yearly service charge of £1048.10 and half yearly ground rent of £49.50. (Vendor advises the maintenance charge is currently under review). 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.





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b> 86 87
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
	81	83	
England, Scotland & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	England, Scotland & Wales

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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