



humberstones
homes

FLAT 4 GUARDIAN HOUSE, HAGLEY ROAD WEST, OLDBURY, WEST MIDLANDS, B68 0BS
£47,600





LOCATION

The property is conveniently situated for local shopping facilities and amenities, public transport, whilst the local major road networks including the M5 motorway enables access to further afield. The property can be located travelling from the agents office along Hagley Road West, at the island proceed straight on, down the slip road and continue along Hagley Road West where the development is located on the left hand side before the next island.

DESCRIPTION

Offered with NO UPWARD CHAIN, This is a Ground floor retirement flat occupying a pleasant position within this popular development situated to the front of the development. Approached via a residents communal entrance providing access to the property. The accommodation briefly comprises of, Entrance hall, lounge, kitchen, double bedroom and bathroom room. The property benefits from residents laundry and has communal gardens and parking to rear. Fitted with double glazing and electric heating. EPC Rating: C

Communal Entrance

Leading to the accommodation

Entrance Hall

Electric heater and doors off to :-

Lounge 14' 7" x 10' 6" (4.44m x 3.20m)

Double glazed window to the front, electric heater and door leads through to :-

Kitchen 11' 4" x 5' 10" (3.45m x 1.78m)

Double glazed window to the front, base units, work surface area, wall cupboards, electric cooker point, single drainer sink with cupboard below, complimentary tiling to the walls.



Double Bedroom 14' 8"(max) x 8' 3"(max) (4.47m x 2.51m)

Double glazed window to the front, electric heater and built in wardrobe.

Bathroom 6' 5" x 5' 10" (1.95m x 1.78m)

Bath, pedestal wash handbasin, wc, and complimentary tiling to the walls.

Communal Gardens

Pleasant communal gardens with lawn area.

Car Park

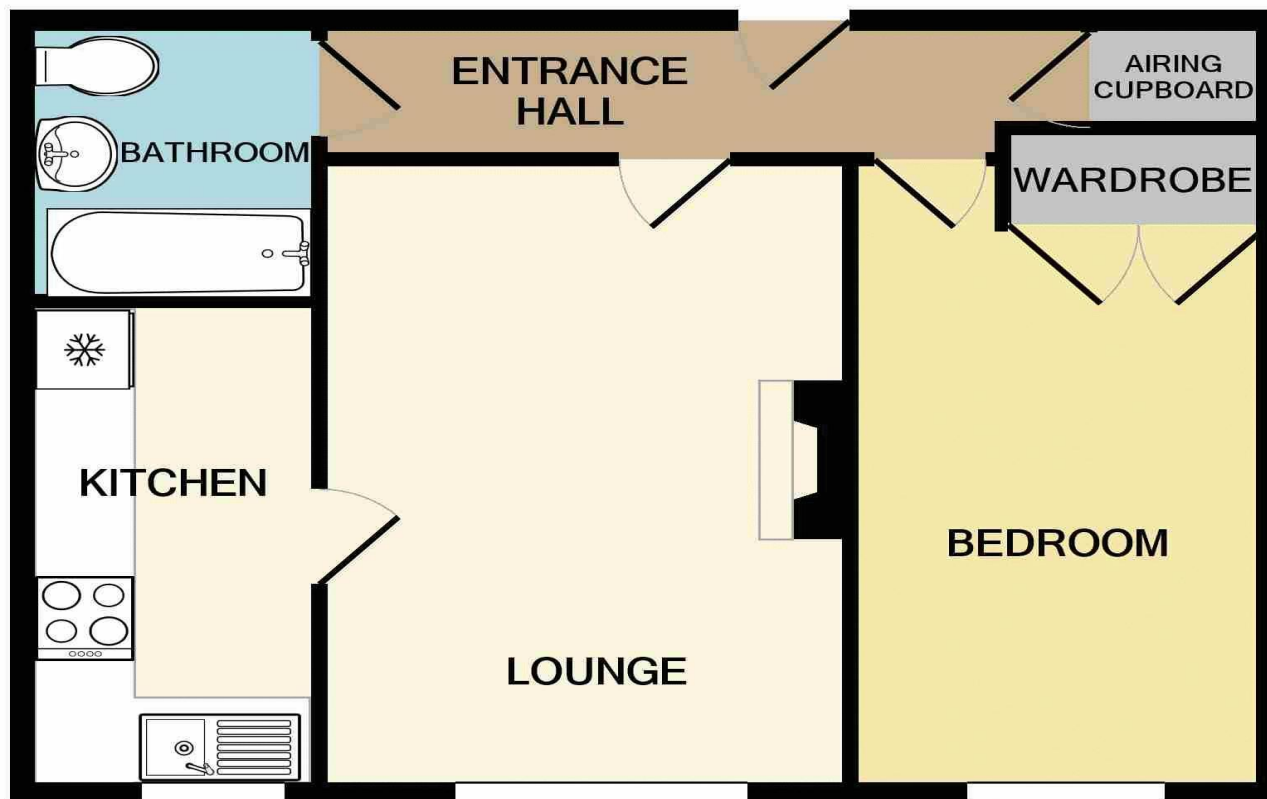
Communal residents car park at the rear available on a first come, first served basis.

Tenure

We are advised the property is leasehold for a term of 99 years from 1988 (68 years unexpired at time of writing). A service charge is payable in accordance with the terms of the lease. The current service charge for the period is £134.36 per month, however this amount is subject to change. The property is one of Anchor Hanovers Government subsidised estates which means that it is being offered for 70% of the open market value. This was because the property was built with the aid of a Government Grant which reduced the price by a 30% proportion of its value. A purchaser, therefore, will pay for and own a 70% proportion of its value. The lease specifies the special conditions that are applicable to occupation and selling the property. 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 and lease requirements.

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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