



humberstones
homes

59 VICTORIA COURT , BINSWOOD ROAD, HALESOWEN, WEST MIDLANDS, B62 9BQ
£120,000





LOCATION

The property is situated upon this popular development and is handy for local shopping facilities and amenities, including Asda store and cinema, 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 Hagley Road West into Woodbury Road, and right into Binswood Road, where Victoria Court is then located a distance along on the left hand side.

DESCRIPTION

Occupying a pleasant position upon popular, convenient development, this is a spacious and well presented 2 bedroom First Floor Flat with communal residents parking, approached via communal entrance and briefly comprising :- Entrance hall, spacious lounge leading to Balcony, re-fitted kitchen (with oven/hob), 2 double bedrooms, bathroom and separate wc. Outside are pleasant communal gardens. Double Glazed, Electric heating, EPC rating C.

Approach

The flat is approached via a communal entrance/stairs/landing and leads to the accommodation.

Entrance Hall

Useful built in storage cupboards, and doors off to :-

Lounge 18' 2" x 12' 0" (plus recess) (5.53m x 3.65m)

Double glazed window to the rear, electric heater, attractive feature fire surround with hearth and doors off to Kitchen and :-

Balcony

Providing pleasant outlook over communal garden.

Fitted Kitchen 13' 6" x 7' 0" (4.11m x 2.13m)

Double glazed window to the rear, base units, work surface area, wall cupboards, single drainer sink with mixer tap, integral oven, 4 ring electric hob, plumbing for washing machine, complimentary tiling to the walls and useful storage cupboard.



Bedroom One 12' 3" (into door recess) x 11' 1" (max) (3.73m x 3.38m)

Double glazed window to the front, electric heater, built in wardrobe with hanging rail and storage, and additional built in storage cupboard.

Bedroom Two 15' 10" (max) x 8' 4" (4.82m x 2.54m)

Double glazed window to the front, electric heater and fitted wardrobe/store.

Bathroom 6' 0" x 5' 5" (1.83m x 1.65m)

Suite comprising :- Bath with shower over, wash handbasin, and complimentary tiling to the walls.

Separate WC

Having low level flush wc.

Communal Gardens

Pleasant communal gardens with lawn areas.

Communal Parking

Offered on a first come, first served basis.

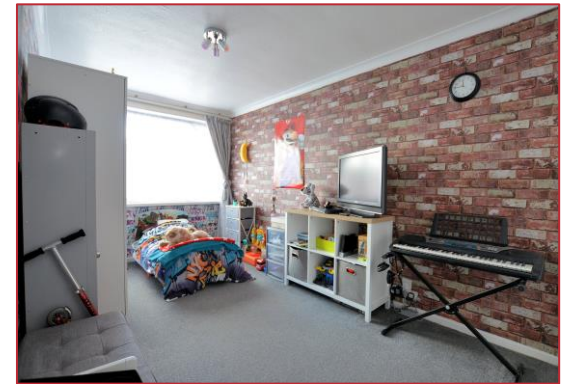
Tenure

The vendors advise the property is Leasehold with 125 year lease which commenced on 1 November 1981 (approx 86 years unexpired at time of marketing). The agents are advised that the vendors currently pay approx £70 pcm which includes ground rent. 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		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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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