



humberstones
homes

33 ROSLYN CLOSE, SMETHWICK, WEST MIDLANDS, B66 3AR

£90,000





LOCATION

The property is conveniently situated within this established neighbourhood and is handy for shopping facilities/amenities available within Smethwick High Street, and has the benefit of both Smethwick Galton Bridge and Rolfe Street train stations which are just a short distance away enabling direct access into Birmingham City Centre and further to the surrounding areas. The property can be located turning off High Street into Roslyn Close, where the property is then situated a distance along on the right hand side as indicated via the agents for sale board.

DESCRIPTION

Offered with NO UPWARD CHAIN, this is a spacious and well presented 2 Bedroom First Floor Maisonette, convenient for local shopping facilities and Train Station, briefly comprising the following accommodation :- Entrance hall (with useful store), staircase rising to First Floor Landing, spacious lounge, Fitted kitchen, 2 good sized bedrooms and bathroom. There is a communal residents parking area offered on a first come, first served basis. Double Glazed and Gas Radiator heating. EPC rating C.

Entrance Hall

Useful store cupboard and staircase rises to :-

First Floor Landing

Radiator, loft access, built in storage cupboard, additional built in store housing central heating boiler and doors off to :-

Lounge 12' 11"(max) x 11' 5"(max) (3.93m x 3.48m)

Double glazed window to the rear and radiator.

Fitted Kitchen 12' 9" x 5' 11" (3.88m x 1.80m)

Double glazed window to the front, radiator, base and wall mounted units, work surface area, single drainer sink with cupboard below, integral oven, 4 ring gas hob and cooker hood above, complimentary tiling to the walls.



Bedroom One 11' 5" x 10' 3" (3.48m x 3.12m)

Double glazed window to the rear. Radiator.

Bedroom Two 9' 6" x 7' 0" (plus storage cupboard) (2.89m x 2.13m)

Double glazed window to the front, radiator and built in storage cupboard.

Bathroom 6' 8" x 6' 4" (2.03m x 1.93m)

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

Outside

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

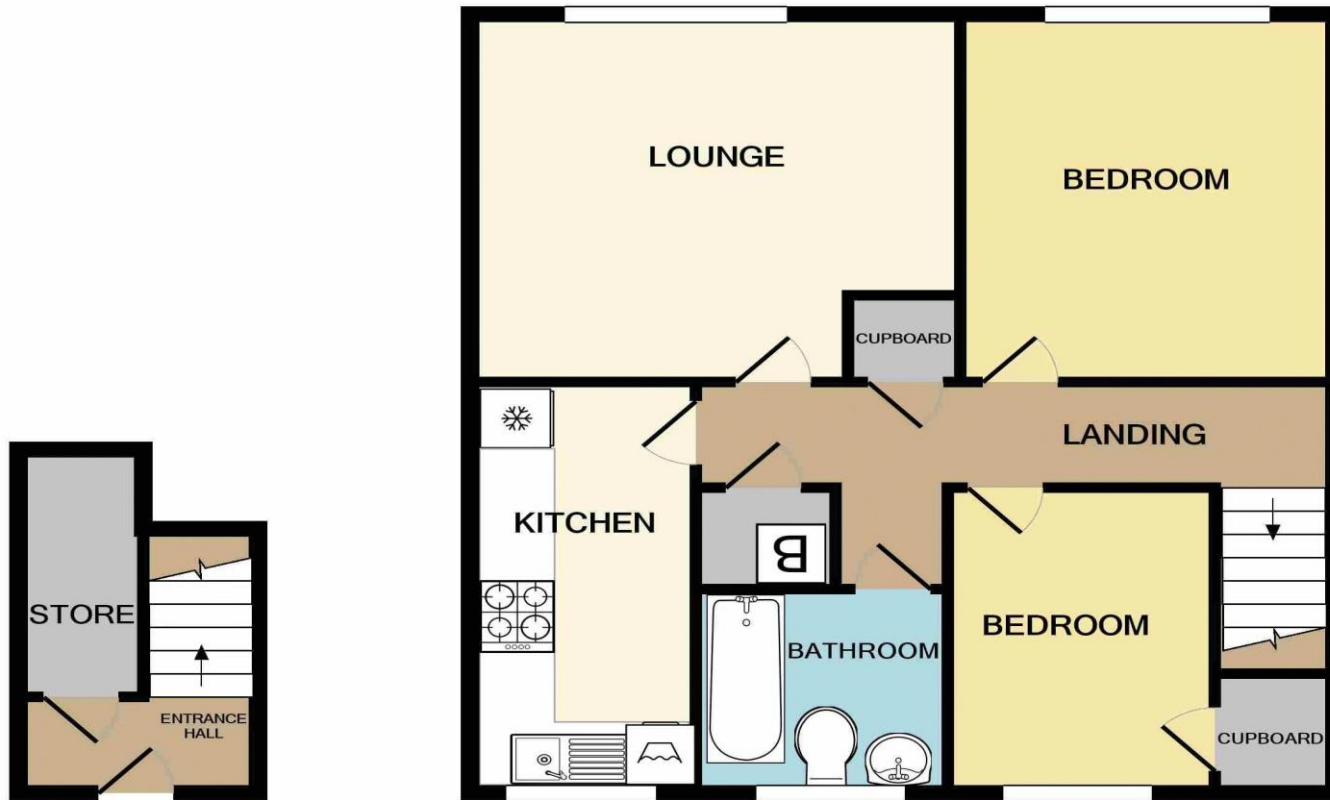
Tenure

The vendors advise the property is Leasehold with the current Lease running until April 2117 (Approx 96 years left on the Lease). The vendors advise there is a current yearly service charge of approx £225 and an annual ground rent of £10. 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.

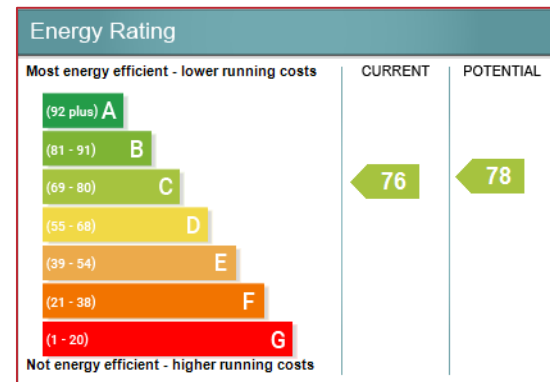




ENTRANCE FLOOR

GROUND FLOOR

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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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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