



humberstones
homes

28 HARDEN KEEP, MILLPOOL WAY, SMETHWICK, WEST MIDLANDS, B66 4HQ
£125,000





LOCATION

This is a popular gated retirement complex which is conveniently situated for shopping facilities, amenities, and bus route, whilst Rolfe Street train station is just a short distance away enabling commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Bearwood Road into Millpool Way where the Harden Keep development is situated a short distance along on the right hand side.

DESCRIPTION

Offered with NO UPWARD CHAIN, this is a spacious and very well presented 2 bedroomed retirement bungalow set within this popular gated complex, Briefly comprising the following accommodation. Entrance Porch, spacious lounge with archway to re-fitted kitchen (having integral oven/hob). 2 good sized bedrooms and re-fitted shower room. Outside is a communal residents car park (offered on a first come, first served basis) and pleasant communal gardens. Double glazed and gas central heating. EPC rating C.

Entrance Porch

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

Lounge 13' 5"(max) x 12' 3"(max) (4.09m x 3.73m)

Double glazed window to the front, radiator, coving, attractive feature fire surround with hearth, door to Inner Hall and archway leads through to :-

Fitted Kitchen 11' 1" x 5' 8" (3.38m x 1.73m)

Double glazed window to the front, range of base and wall mounted units, work surface area, single drainer sink with mixer tap, integral oven, 4 ring electric hob and cooker hood above, central heating boiler, and complimentary tiling to the walls.

Inner Hall

2 Built in storage cupboards, and doors off to :-



Bedroom One 14' 1"(to back of wardrobe) x 8' 10" (4.29m x 2.69m)

Double glazed window to the rear, radiator, and built in wardrobe with sliding doors, hanging rail and storage.

Bedroom Two 9' 1" x 8' 3" (2.77m x 2.51m)

Double glazed window to the rear, radiator and double glazed door to the rear.

Re-Fitted Shower Room 7' 7" x 5' 8" (2.31m x 1.73m)

Radiator, and attractive suite comprising :- Low level flush wc, wash handbasin, and shower cubicle with screened door, shower and tiling to the walls.

The Complex

Popular gated retirement complex with pleasant gardens including lawns and pathway.

Communal Residents Parking

Offered on a first come, first served basis.

Tenure

The vendors advise the property is Leasehold with approximately 66 years remaining on the Lease. The agents are advised there is a current annual service charge of £549.48 and a ground rent of £50 per annum. 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.



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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