



**humberstones**  
homes

13 MIDDLEFIELD GARDENS, HURST GREEN, HALESOWEN, WEST MIDLANDS, B62 9QH  
**£125,000**







### LOCATION

The property occupies a pleasant position within the popular Hurst Green area of Halesowen and is handy for shopping facilities, amenities, bus route and schools, whilst Rowley Train Station is just a short distance away which enables commuting into Birmingham City Centre. M5 Motorway (J2) provides access to the surrounding areas. The property can be located turning off Fairfield Road into Hurst Green Road and Middlefield Gardens is situated a distance along on the left hand side as indicated via the agents for sale board.

### DESCRIPTION

Offered with NO UPWARD CHAIN, This is a spacious and well presented 2 bedroomed ground floor flat in popular Hurst Green location, approached via a communal entrance and comprising the following accommodation :- Entrance vestibule (with built in cloaks store), spacious lounge, fitted kitchen (having integral oven/hob), inner hall, 2 good sized bedrooms and bathroom. Outside are pleasant communal gardens, communal residents parking (Offered on a first come, first served basis) and garage in separate block. Double glazed and gas central heating. EPC rating C.

### Communal Entrance Hall

Having part glazed wooden door to :-

### Entrance Vestibule

Having large cupboard and door leads through to:-

### Lounge 16' 1" x 14' 7" (4.90m x 4.44m)

Double glazed window to the front, radiator, door to Inner Hall and further door leads to :-

### Fitted Kitchen 8' 8" (max) x 7' 5" (2.64m x 2.26m)

Double glazed window to the rear, radiator, base units, rolled top work surface area, single drainer sink with mixer tap, integral oven and 4 ring electric hob.



### Inner Hallway

Having two storage cupboards and doors to bedrooms and bathroom.

### Bedroom One 14' 5" (to back of wardrobe) x 10' 0" (4.39m x 3.05m)

Double glazed window to the front, radiator and fitted wardrobe with mirrored sliding doors, hanging rail and storage.

### Bedroom Two 13' 6" (max) x 8' 0" (max) (4.11m x 2.44m)

Double glazed window to the rear, radiator and fitted wardrobe also housing the central heating boiler.

### Bathroom 6' 1" x 5' 11" (1.85m x 1.80m)

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

### Outside

Pleasant communal gardens and communal residents parking (offered on a first come, first served basis).

### Garage

In separate block

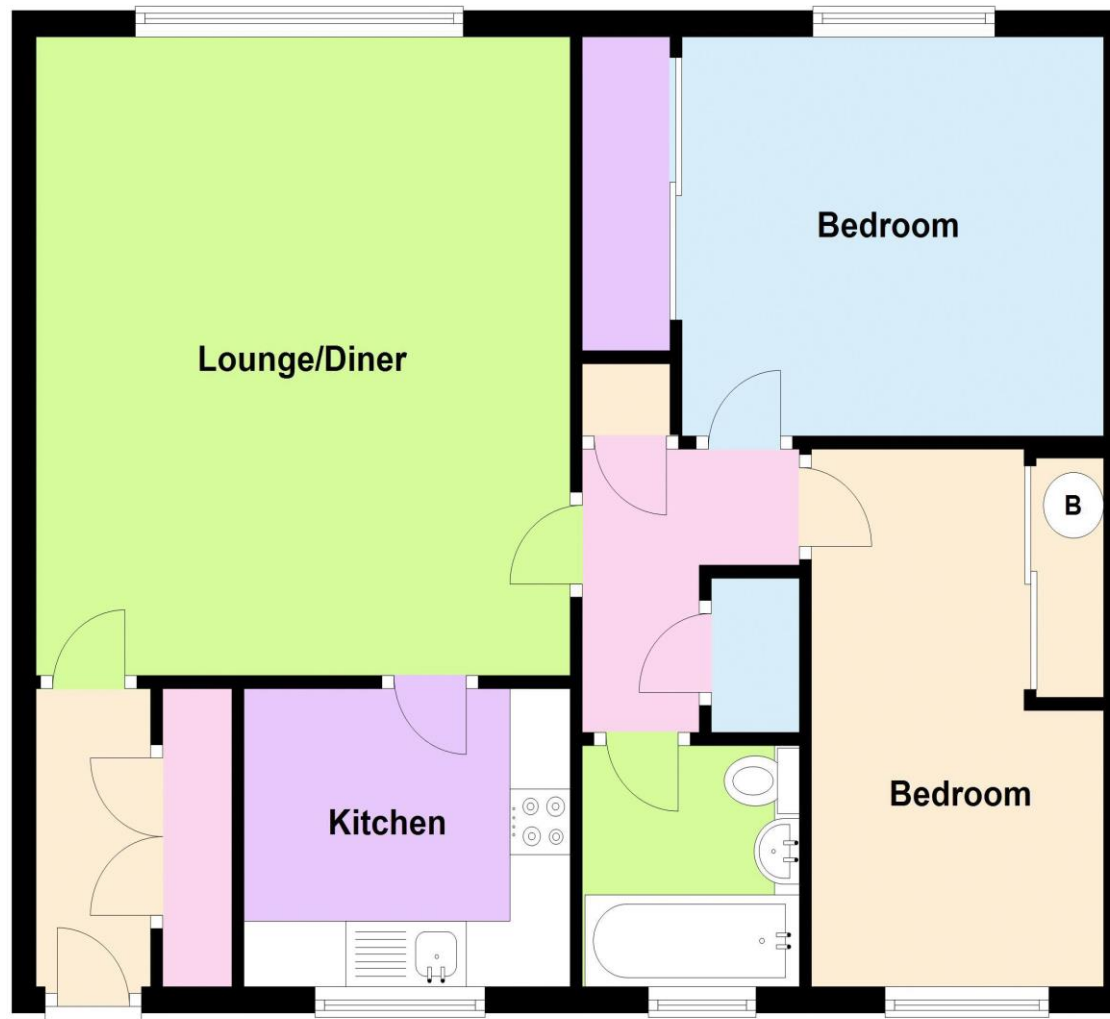
### Tenure

The vendors advise the property is Leasehold, with approx 129 years remaining on the lease. The vendors advise there is a current ground rent of £150 per year and a current service charge of £1034 per 6 months. 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.

## Ground Floor



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		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>		
(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		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			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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